



William Elkins IV

Renaissance Realty Group

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5550 S Chariton Ave

Los Angeles, CA 90056

5 Beds Baths 4.00 3,997/VN Sqft
(4F 0T 0H 0Q)

Single Family
LP \$2,200,000 **Active**



Expected on Market	
Area	1333 Ladera Heights
Subdivision	
List Price Per Sqft	\$550.41
Lot Size	8,500/VN
HOA Fee 1 & 2	
MLS#	20-604932
APN	4201-004-013

Directions: West of La Cienega Blvd. North Of Slauson Ave. South of 55th St. East of Corning Ave.

Remarks: Beautifully remodeled contemporary 2 story home in the highly desired area of Ladera Heights. Downstairs has an amazing and exquisite open concept floor plan that interconnects the Kitchen, Dining, Living and Family rooms. There is crown moulding, hardwood floors and recessed lighting throughout the house. The Kitchen has high end appliances, new kitchen cabinets and a wonderful island centerpiece with a quartz marble countertop. Downstairs has a Large master bedroom with en-suite bathroom, full guest bathroom and a bonus workout room. There is a wonderful staircase with rod iron railings leading upstairs to four bedrooms and an office. The very large 2nd floor master bedroom has an en-suite bathroom with a fireplace, huge walk-in and second closet. Other outstanding features include Duel tank-less water heaters, HVAC systems for both levels. 2nd floor washer and dryer, Ring Security Cameras, Glass garage door, New Roof, Upstairs surrounding patio with tremendous city views.

Structure Info		Land/Lot Info		Contract Info		DOM 133
Year Built/Source	1953/Vendor Enhanced	Zoning	LCR1YY	List Date	07-15-2020	
View	City	Land Type		List Price	\$2,200,000	
Stories	2	Land Lease Purchase		Orig List Price	\$2,200,000	
Guest House		Horse Property		Status Date	07-15-2020	
PUD		Lot Acreage	0.195	Change Date/Type	07-23-2020/Active	
Sewer		Special Zone		Sale Type	Standard	
Style	Contemporary	Addl Parcel				

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	Attached, Door Opener, Side By Side, Garage Is Attached, Garage - 2 Car
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central, Air Conditioning
Heating	Central
Flooring	Tile, Hardwood
Equip/Apppl	Built-Ins, Cable, Dishwasher, Garbage Disposal, Gas Dryer Hookup, Hood Fan, Ice Maker, Microwave, Water Line to Refrigerator, Water Filter, Water Conditioner, Refrigerator, Range/Oven, Network Wire, Other

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Roofing	
Fence	
Laundry	On Upper Level, In Closet

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: William Elkins CALDRE# 01734054

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