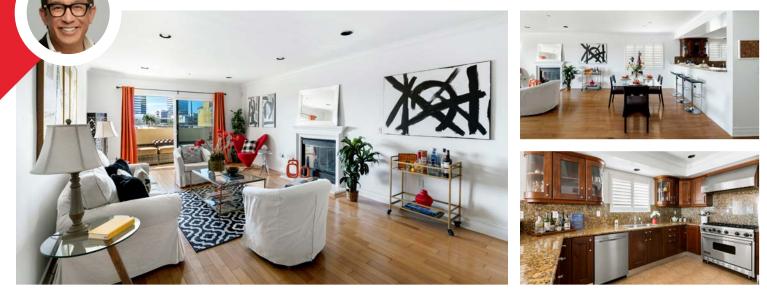
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#### 34 YEARS SERVING THE WESTSIDE



### **CONDOMINIUM IN** WEST LOS ANGELES

1246 Armacost Ave., #301 West Los Angeles, CA 90025

# ASKING PRICE: **\$1,188,000**



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## Prime Brentwood Adjacent Luxury Condo

This spacious 1570 sqft condo is the perfect place to call home! The 3 bedrooms & 2 1/2 baths property is in the coveted 90025 area. It's a front-facing corner unit with fabulous views & sweeping sunlight that streams throughout the interior of the property.

- ▶ Formal entryway with an expansive living/dining area
- Harwood floors and recessed lights
- Crown moldings adding character to the condo
- Large gourmet kitchen with granite countertops
- ▶ Top of the line stainless steel appliances & Viking 6 burner convection oven
- Breakfast bar and lots of cupboard space
- Inviting patio off the living room
- Double pane windows and plantation shutters throughout
- Central heat/ac and inside laundry
- Oversized master suite with sitting area and balcony
- ► Two large walk-in closets
- Great use of travertine in master bath with dual vanity sinks
- Separate tub and shower
- Generous size secondary bedrooms
- Amenities include a rec room and community sundeck
- Two car security parking plus lots of guest spots
- ▶ Homeowners dues include earthquake insurance
- Minutes to UCLA, Santa Monica, Beverly Hills and Century City
- ▶ Short stroll to restaurants, shops, & the best things the Westside has to offer







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