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**CONDOMINIUM IN WEST LOS ANGELES**  
  
1246 Armacost Ave., #301  
West Los Angeles, CA 90025

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

  
**WWW.GARYLIMJAP.COM**  
FOR 3D WALK-THROUGH OF PROPERTY  


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 CALBRE #: 00927151

### 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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