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**CONDO FOR SALE IN WEST LOS ANGELES**  
  
1260 Armacost Ave., #105  
West LA, CA 90025

ASKING PRICE:  
**\$798,000**

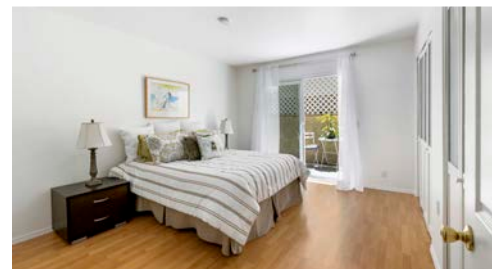
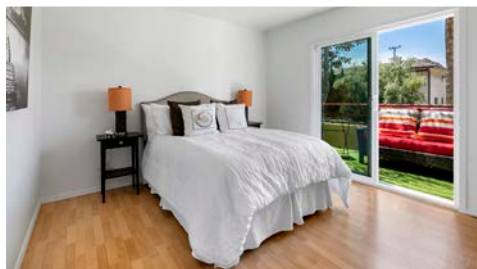
  
**WWW.GARYLIMJAP.COM**  
FOR 3D WALK-THROUGH  
OF PROPERTY  


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 CALBRE #: 00927151

## Incredible Value on this Contemporary Condo in West L.A.

This Brentwood adjacent property is a 2 bedrooms + 2 baths bright front-facing Southwest corner condo with only 1 common wall. The single-level unit above street level is just a block from Brentwood, close to UCLA, restaurants, shops, & services, & minutes from Santa Monica, beach, Century City, & Beverly Hills.

- ▶ Rare unit with an oversize private 2 car garage including outlet & faucet
- ▶ Building complex offers guest parking spaces
- ▶ Laminate floors & double pane windows throughout
- ▶ Large private patio & balcony
- ▶ Fireplace in living room
- ▶ Spacious dining area
- ▶ Kitchen with stainless steel appliances
- ▶ Granite counters with breakfast bar & wine fridge
- ▶ Inside laundry
- ▶ Generous size bedrooms
- ▶ Master bath has a spa tub
- ▶ Pet friendly building
- ▶ Homeowners dues include water & earthquake insurance



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