

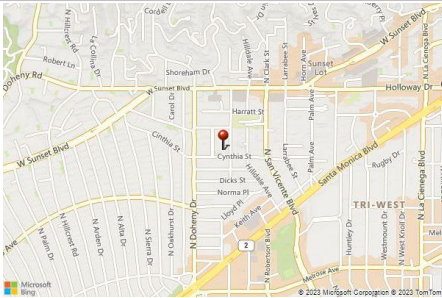
9005 Cynthia St #317
West Hollywood, CA 90069

2
Beds

Baths 2.00
(2F 0T 0H 0Q)

1,126 Sqft
Owner

Condo/Co-op
SP \$850,000



Area	10 West Hollywood Vicinity
Subdivision	
Sold Price/SqFt	\$754.88
Lot Size	35,318/Vendor Enhanced
HOA Fee 1 & 2	\$396.00(Monthly)
Land Lease Amt	ignore
MLS#	23-329471
APN	4340-023-112

Directions: Between Doheny and San Vicente on Cynthia, NE corner of Cynthia & Hammond

Remarks: 2-story penthouse townhome w/ views nestled in the heart of West Hollywood's Norma Triangle. This comfortable townhome offers the perfect blend of amenities and convenience, boasting 2 bedrooms and 2 bathrooms, each functioning as its own primary suite. Step inside and discover an inviting living space with updated laminate flooring and glass enclosed staircase that adds a modern touch. The vaulted ceiling in the living room adds a sense of grandeur and opens up the space, allowing an abundance of natural light to flow throughout. Other features include ample closet space (3 closets in the downstairs bedroom!), wall of glass in the upstairs bedroom, IN UNIT LAUNDRY, recessed lighting, and plantation shutter window coverings. One of the true highlights of this penthouse is the upstairs private patio, where you can enjoy breathtaking VIEWS of the downtown LA skyline! It's the perfect spot to unwind, entertain guests, or savor your morning coffee as the city comes to life. Convenience is key, with TWO SIDE BY SIDE PARKING SPOTS in the gated underground garage for your vehicles along with extra storage. The building is secure entry with cameras for your peace of mind. Location is everything, and this condo places you within easy reach of all the exciting attractions and amenities that West Hollywood has to offer. Enjoy the city's vibrant nightlife, renowned restaurants, boutiques, and cultural hotspots, all just moments from your doorstep. Community amenities include large pool with lounge chairs and a new workout room. Adding to the appeal, this property boasts VERY LOW HOA DUES that all utilities except for electricity, making it a cost-effective choice for homeowners.

Agent Remarks: Easy to show- call agent for appt

Showing Remarks: Easy to show, please call listing agent for appointment - 310-993-4545.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Cynthia Del Sol
Pets Allowed/Rules	Yes/Assoc Pet Rules, Pets Permitted
Highrise Amenities	
Assoc Amenities	Pool, Exercise Room, Elevator, Controlled Access
Assoc Fees Include	Gas, Sewer Paid, Trash Paid, Water Paid, Insurance Paid, Building and Grounds
Community Features	
Pending HO Asmt	
Oth. Mgmt. Co. Name	
Rental Restrictions	No
Short Term Rentals	
Short Term Rental Duration	

Structure Info	
Year Built/Source	1974/Vendor Enhanced
Stories	0
Building Type	Condominium, Attached
Units in Complex	60
Unit Floor #	3
PUD	No
Security	None
View	Hills, City
Style	Contemporary

Contract Info		DOM 57
List Date	11-09-2023	
List Price	\$849,000	
Orig List Price	\$849,000	
Status Date	02-23-2024	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	CC and R, Trust/Conservatorship	

Land/Lot Info	
Zoning	WDR4*
Land Type	Fee
Land Lease Purchase	
Special Zone	None
Horse Property	

Parking Details	
Parking Type	Community Garage
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

Sale/Sold Info	
Contract Date	01-05-2024
Sold Date	02-23-2024
Sold Price	\$850,000
Sold Price/SqFt	\$754.88
Sale Terms	Cash to New Loan
SP/LP	100.12%

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Wall Unit(s), Other
Heating	Other, Wall
Laundry	Community, In Unit
Equip/Apppl	Garbage Disposal, Refrigerator, Range/Oven, Dishwasher
Flooring	Laminate, Ceramic Tile

Exterior Features	
Pool	Association Pool
Spa	None
Tennis/Courts	None
Patio	Covered
Roofing	Flat Roof

Cassandra Reyes Berkshire Hathaway HomeServices California Properties DRE#: 01317331 Seller's Agent1 CALDRE#: 01906006	
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Derrick Ruiz eXp Realty of California Inc DRE#: 01878277 Buyer's Agent1 CALDRE#: 00919713	
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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 © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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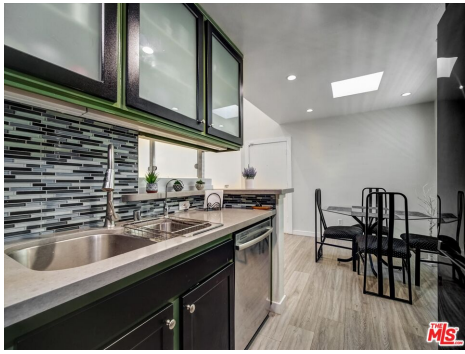
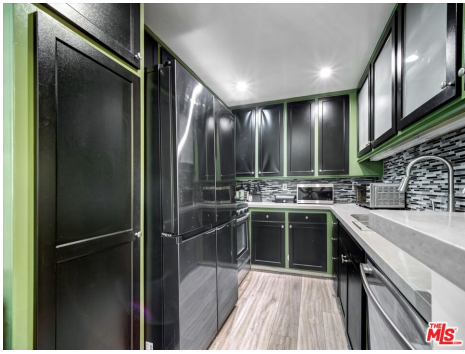
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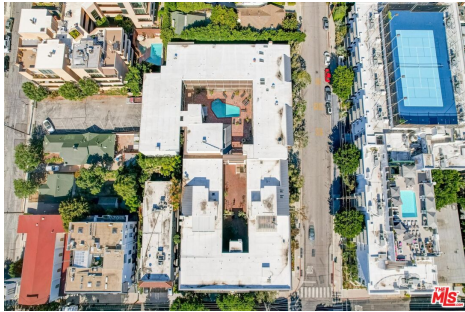
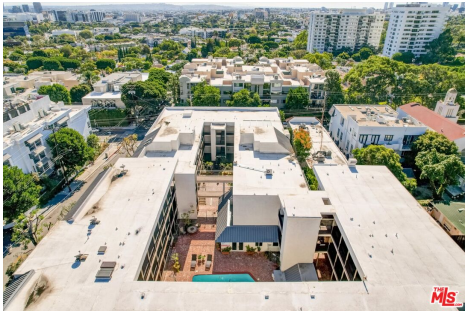
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