

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 apt

**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	

#### Land/Lot Info

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

#### 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

#### Interior Features

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

**Cassandra Reyes**  
Berkshire Hathaway HomeServices California Properties DRE#: 01317331  
Seller's Agent1 CALDRE#: 01906006

Phone / Cell	p: 310-993-4545 / c: 310-993-4545
Email	creyes@bhhscal.com
Office Phone	310-777-7800

**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

#### 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%

#### Exterior Features

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

**Derrick Ruiz**  
eXp Realty of California Inc DRE#: 01878277  
Buyer's Agent1 CALDRE#: 00919713

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9005 Cynthia St #317  
West Hollywood, CA 90069

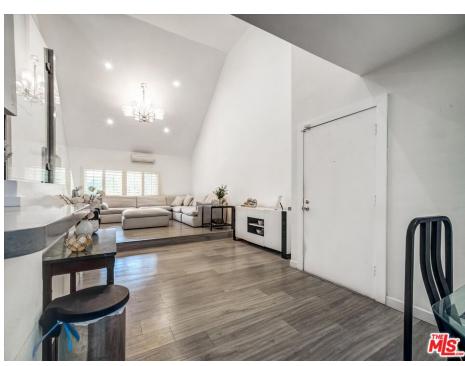
2  
Beds

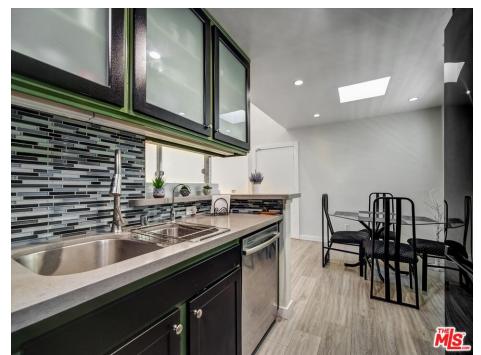
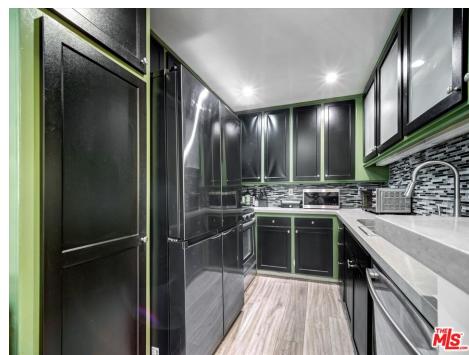
Baths 2.00  
(2F 0T 0H 0Q)

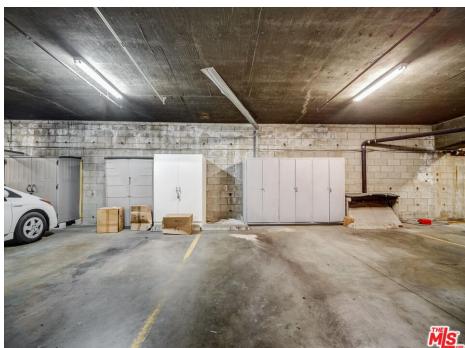
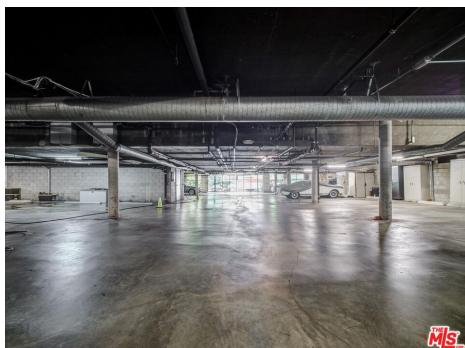
1,126 Sqft  
Owner

Condo/Co-op  
**SP \$850,000**

 Sold









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