









969 HILGARD AVE #903, WESTWOOD VILLAGE

Views, Views, Views! Spectacular condominium in Park Westwood Towers, the premier luxury high-rise building in the heart of Westwood Village (only 1 block to UCLA). Features: 1 bedroom, 1 remodeled bathroom with separate water closet, beautiful remodeled kitchen with stone counters, stainless steel appliances and breakfast bar opening to large open concept living room with step up dining area, hardwood floors, high ceilings, AC, huge walk-in closet and some of the best views the building has to offer. This sought-after NY-style building offers valet guest parking, 24-hour doorman, beautiful lobby and public rooms, on-site manager, stunning heated pool/spa and low HOA dues (\$628/mo) which include: building amenities, water/sewer/trash, basic cable, internet, earthquake insurance and 1 gated/covered parking space with storage. Located close to restaurants, shopping, movies, 'W' Hotel and Trader Joe's.

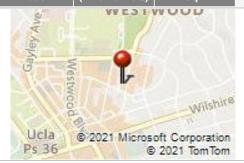
\$735,000 | Hilgard903.com | MauriceRustad.com











| Expected on Market | |
|---------------------|---------------------------|
| Area | 5 Westwood - Century City |
| Subdivision | |
| List Price Per Sqft | \$942.31 |
| Lot Size | 39,094/VN |
| HOA Fee 1 & 2 | \$628.00(Monthly) |
| MLS# | 21-750294 |
| APN | 4360-001-108 |

Directions: Westwood Village: Corner of Hilgard Ave & Weyburn Ave

Remarks: Views, Views,

| Community/Development | |
|-------------------------------|---|
| Tax Mello Roos | No |
| Complex/Assoc Name | Park Westwood Towers |
| Pets Allowed/Rules | Yes/Assoc Pet Rules, Weight Limit |
| Highrise Amenities | Trash Chute, Valet Parking, Switchboard, Reception Desk, Passenger Elevator, On- Site Guard, Mens and Womens Changing Rooms, Entrance Lobby, Door Person, Controlled Access, Sun Deck |
| Assoc Amenities | Gated Community Guard, Gated Parking, Valet Parking, Switchboard, Sun Deck, Spa, Pool, Dock, Controlled Access, Assoc Pet Rules, Assoc Maintains Landscape, Guest Parking, Hot Water, Onsite Property Management, Security |
| Assoc Fees Include | Water and Sewer Paid, Trash Paid, Earthquake Insurance, On Site Security, Cable TV, Building and Grounds |
| Community Features | Community Dock, Community Mailbox |
| Pending HO Asmt | |
| Oth. Mgmt. Co. Name | |
| Rental Restrictions | Yes |
| Short Term Rentals | No |
| Short Term Rental Duration | |

| 🗞 Structure Info | |
|-------------------|---|
| Year Built/Source | 1961/Vendor Enhanced |
| Stories | 13 |
| Building Type | Attached, Condominium, High Rise |
| Units in Complex | 135 |
| Unit Floor # | 9 |
| PUD | No |
| Security | 24 Hour, Gated Community with Guard, Resident Manager |
| View | City Lights, Hills |
| Style | Contemporary |

Tregg Rustad

Phone / Cell

Office Phone

Email

LA1 CALDRE#: 01349144

| ♠ Contract Info | |
|------------------|------------------------|
| List Date | 06-17-2021 |
| List Price | \$735,000 |
| Orig List Price | \$735,000 |
| Status Date | 06-17-2021 |
| Change Date/Type | 06-17-2021/New Listing |
| Sale Type | Standard |
| | |
| Linking Tone | Fredrick Dielet |

| Listing Type | Exclusive Right |
|--------------|-----------------|
| Disclosure | As Is, CC and R |

| Duration | |
|---------------------|-----------------|
| ♦ Land/Lot Info | |
| Zoning | LAR3 |
| Land Type | Fee |
| Land Lease Purchase | No |
| Special Zone | Property Report |
| Horse Property | No |

| 🗬 Parking Details | | K |
|-------------------|--|---|
| Parking Type | Community Garage, Built- In Storage, Gated Underground | 0 |
| Total Spaces | 1 | 9 |
| Covered Spaces | 1 | ŀ |
| Uncovered Spaces | 0 | ŀ |
| Garage Spaces | 1 | 9 |
| Carport Spaces | 0 | |

Rodeo Realty - Beverly Hills DRE#: 00951359

| Q Showing Info | |
|------------------|-------------------------|
| Contact Name | david@mauricerustad.com |
| Contact Phone | |
| Occupancy/Show | Appointment Only |
| Lockbox Location | No Key Safe |
| Lockbox Type | No Key Safe |
| Occupant Type | Vacant |
| Gate Code | |

| ● Interior Features | |
|----------------------|---|
| # Fireplaces/Details | None |
| Furnished | Unfurnished |
| AC/Cooling | Air Conditioning |
| Heating | Central |
| Equip/Appl | Dishwasher, Built-Ins, Garbage Disposal, Vented Exhaust Fan, Refrigerator, Range/Oven |
| Flooring | Hardwood |

| Exterior Features | |
|-------------------|-------------------------|
| Pool | Heated, Community |
| Spa | Association Spa, Heated |
| Tennis/Courts | None |
| Patio | None |
| Roofing | |
| Laundry | Community |

p: 310-623-8825

tregg@treggrustad.com

310-724-7100 Ext.125