



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



TREGGRUSTAD 310.623.8825





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

Remarks: 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.

| Community/Development | | Structure Info | | Contract Info | |
|----------------------------|--|-------------------|---|------------------|------------------------|
| Tax Mello Roos | No | Year Built/Source | 1961/Vendor Enhanced | List Date | 06-17-2021 |
| Complex/Assoc Name | Park Westwood Towers | Stories | 13 | List Price | \$735,000 |
| Pets Allowed/Rules | Yes/Assoc Pet Rules, Weight Limit | Building Type | Attached, Condominium, High Rise | Orig List Price | \$735,000 |
| 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 | Units in Complex | 135 | Status Date | 06-17-2021 |
| | | Unit Floor # | 9 | Change Date/Type | 06-17-2021/New Listing |
| | | PUD | No | Sale Type | Standard |
| | | Security | 24 Hour, Gated Community with Guard, Resident Manager | | |
| 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 | View | City Lights, Hills | Listing Type | Exclusive Right |
| Assoc Fees Include | Water and Sewer Paid, Trash Paid, Earthquake Insurance, On Site Security, Cable TV, Building and Grounds | Style | Contemporary | Disclosure | As Is, CC and R |
| Community Features | Community Dock, Community Mailbox | | | | |
| Pending HO Asmt | | | | | |
| Oth. Mgmt. Co. Name | | | | | |
| Rental Restrictions | Yes | | | | |
| Short Term Rentals | No | | | | |
| Short Term Rental Duration | | | | | |

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| Land/Lot Info | | Parking Details | | Q Showing Info | |
|---------------------|-----------------|------------------|---|------------------|-------------------------|
| Zoning | LAR3 | Parking Type | Community Garage, Built-In Storage, Gated Underground | Contact Name | david@mauricerustad.com |
| Land Type | Fee | | | Contact Phone | |
| Land Lease Purchase | No | Total Spaces | 1 | Occupancy/Show | Appointment Only |
| Special Zone | Property Report | Covered Spaces | 1 | Lockbox Location | No Key Safe |
| Horse Property | No | Uncovered Spaces | 0 | Lockbox Type | No Key Safe |
| | | Garage Spaces | 1 | Occupant Type | Vacant |
| | | Carport Spaces | 0 | Gate Code | |

| Interior Features | | Exterior Features | |
|----------------------|---|-------------------|-------------------------|
| # Fireplaces/Details | None | Pool | Heated, Community |
| Furnished | Unfurnished | Spa | Association Spa, Heated |
| AC/Cooling | Air Conditioning | Tennis/Courts | None |
| Heating | Central | Patio | None |
| Equip/Appl | Dishwasher, Built-Ins, Garbage Disposal, Vented Exhaust Fan, Refrigerator, Range/Oven | Roofing | |
| | | Laundry | Community |
| Flooring | Hardwood | | |