

# **\$729,000 - 3350 James M Wood Boulevard # 3, Los Angeles**

MLS® #24453989

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## **\$729,000**

1 Bedroom, 1.00 Bathroom, 1,170 sqft

Residential on 0 Acres

N/A, Los Angeles,

Stunning French Chateau-Style Condo in the Heart of Koreatown - A True Historic Gem! Step into this rare 1937 French Chateausque-style condo, a perfect blend of historic charm and modern upgrades in the vibrant Koreatown neighborhood. Declared a Historic-Cultural Monument in 2005, this residence offers a unique opportunity to own a piece of Los Angeles history, with the added benefit of significant property tax savings through the Mills Act. This property has been appraised at a higher value than its current listing price, making it an excellent investment opportunity in addition to its undeniable charm! From the moment you enter, you'll be enchanted by its grand architectural details: parquet floors, majestic crown moldings, and a crest-topped archway that graces the living room with old-world elegance. Original features abound, including vintage light fixtures, window cranks, and beautifully preserved built-ins, along with timeless kitchen and bath tiling that speak to the home's storied past. Despite its historic allure, this condo offers all the modern conveniences you'd expect. Enjoy year-round comfort with an HVAC system, complete with central AC and ducting. The recently reglazed bathtub and kitchen sink offer fresh updates, and in-unit laundry hookups are located conveniently in the living room closet. The spacious living room leads to a charming bonus nook, perfect for a cozy sitting area or workspace. Pass through the archway to the dining area, where



you'll find a thoughtfully updated kitchen boasting high-end European appliances, including a Bertazzoni gas range, Miele dishwasher, and Liebherr refrigerator. Step outside to your private patio with low-maintenance turf, offering the perfect relaxation or al fresco dining space. The stairwell connects to a common garage with additional storage (approx. 9x9) and a shared laundry room. With two designated parking spaces, this home offers both convenience and style. Located just minutes from the best of Koreatown, including dining hotspots like BCD Tofu House, Iki Ramen, and local favorites like Alchemist Caf and Southland Beer Bar, you'll have everything you need at your doorstep. As a bonus, this home is located in a census tract that qualifies for the "Ladder Up" program and up to \$50,000 Grant through City National Bank, providing further savings to the lucky new homeowner. Don't miss your chance to own this stunning, one-of-a-kind property that combines timeless elegance with modern conveniences in one of LA's most sought-after neighborhoods!

Built in 1937

**Essential Information**

MLS® #	24453989
Price	\$729,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,170
Acres	0.24
Year Built	1937
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Jamial Clark

Listing Office              Renaissance Realty Group

## Community Information

Address                      3350 James M Wood Boulevard # 3  
Area                          C17 - Mid-Wilshire  
Subdivision                N/A  
City                          Los Angeles  
County                      Los Angeles  
Zip Code                    90006

## Amenities

Amenities                  Trash, Water  
Parking Spaces            2  
Parking                    Assigned, Community Structure  
Garages                    Assigned, Community Structure  
View                        None  
Pool                        None  
Security                    Carbon Monoxide Detector(s)

## Interior

Appliances                Refrigerator  
Heating                    Central  
Cooling                    Central Air  
Fireplaces                None  
Stories                    One

## Additional Information

Date Listed                October 31st, 2024  
Days on Market            76  
Zoning                      LAR4  
Short Sale                N  
RE / Bank Owned        N

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