

# **\$1,150,000 - 1315 Saltair Avenue # 302, Los Angeles**

MLS® #24460151

**\$1,150,000**

3 Bedroom, 4.00 Bathroom, 1,967 sqft

Residential on 0 Acres

N/A, Los Angeles,

Discover tranquility in this bright and spacious 3-bedroom, 3.5-bathroom condo, perfectly located in the heart of West LA. Bathed in natural light, this thoughtfully designed 1,967 sq. ft. condo spans two stories, showcasing fresh paint, multiple outdoor patios, and an array of features for comfortable, stylish living. The first level welcomes you with a sunlit bedroom featuring an en-suite bathroom, plus a convenient half-bath for guests. The expansive living room, flooded with natural light, offers a cozy gas fireplace and an inviting space for relaxation or entertaining. Adjacent to the living area, a built-in office nook creates an ideal workspace, balancing productivity with the home's open and airy ambiance. The dining area and chef's kitchen complete this level, featuring newer appliances, ample cabinetry, generous counter space, and tasteful modern finishes. Each area on the first level extends to a spacious patio with gorgeous city views perfect for morning coffee or an evening glass of wine. Upstairs, two bright and spacious bedrooms each provide an en-suite bathroom and private patios. Thoughtfully designed, this home ensures maximum peace and quiet, with only two of the rooms sharing a wall. Additionally, the unit includes an in-unit washer and dryer, plenty of storage and closet space, as well as central heating and AC for comfort year-round. Building amenities include tandem parking in a gated garage, three guest parking spaces, and convenient storage above your parking area.



Ideally located near shopping, dining, parks, the farmer's market, and the Expo Line for easy access to all the Westside has to offer. This sunlit West LA condo is the perfect blend of comfort, style, and convenience. Experience it today!

Built in 1994

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | 24460151          |
| Price          | \$1,150,000       |
| Bedrooms       | 3                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,967             |
| Acres          | 0.20              |
| Year Built     | 1994              |
| Type           | Residential       |
| Sub-Type       | Condominium       |
| Style          | Contemporary      |
| Status         | Closed            |
| Listing Agent  | Nicholas Shepherd |
| Listing Office | KW Advisors       |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1315 Saltair Avenue # 302 |
| Area        | WLA - West Los Angeles    |
| Subdivision | N/A                       |
| City        | Los Angeles               |
| County      | Los Angeles               |
| Zip Code    | 90025                     |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Recreation Room, Trash                                       |
| Parking Spaces | 2  |
| Parking        | Garage, Assigned, Garage Door Opener, Guest, Storage, Tandem |
| Garages        | Garage, Assigned, Garage Door Opener, Guest, Storage, Tandem |

|          |  |
|----------|--|
| View     | City Lights  |
| Pool     | None   |
| Security | Gated Community, Key Card Entry, Smoke Detector(s) |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Tile   |
| Interior Features | Walk-In Closet(s)  |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room, Gas   |
| # of Stories      | 4  |
| Stories           | Two  |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | November 7th, 2024 |
| Days on Market  | 85                 |
| Zoning          | LAR3               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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