

# **\$579,000 - 4280 Via Arbolada # 240, Los Angeles**

MLS® #24463015

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## **\$579,000**

2 Bedroom, 1.00 Bathroom, 1,003 sqft  
Residential on 5 Acres

N/A, Los Angeles,

Want peace, quiet and to escape the rat race? Make your way to this elegant one story garden condo enveloped in trees with the sound of a trickling creek outside. But wait, what's that? It's the sound of your cat's paws zooming up the kitty ramps high above your head! This home will thoroughly satisfy you and your cat, and your pups will love walking down the winding streets of this lush green community of Monterey Hills with preserved open space and a neighborhood park. From the open-to-nature hallway, enter your home to a rather mind blowing scene of total greenery off your private balcony with hummingbirds flitting about for some nectar. The living room is huge, with floor to ceiling walls of glass opening to the balcony. Custom floor to ceiling shutters control light and privacy. Off one side of the living room is the convertible den/optional second bedroom for your roommate, family member or for use as an office. The modern kitchen has beautiful oak cabinetry and a pantry, marble flooring, and the refrigerator, range/oven, microwave and dishwasher are included. There's a dining area, breakfast area and breakfast bar off the kitchen. The primary bedroom on the other side of the living room is a lavish space with full bath, large vanity, dressing area, walk-in closet, built-in shelving and more creature comforts. The home has only one common wall so it's a quiet space, and the laundry room is so conveniently next door. Outside, in addition to the creek and pathways through



the gorgeous trees within the complex, there's a pool, sundeck, spa, clubhouse and sauna. There are two side by side parking spaces. When it's time for you to leave all the comforts of home to play and impress your friends, the neighboring communities of Highland Park, Pasadena, South Pasadena and Downtown L.A. beckon with what seems like zillions of cool restaurants, fashionable shops and cutting edge art and music to explore. There really is a special feel here, unlike a condo and more like a retreat. Come feel it for yourself!

Built in 1986

### Essential Information

MLS® #	24463015
Price	\$579,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,003
Acres	4.96
Year Built	1986
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Diane Mcdonald
Listing Office	Keller Williams Realty Los Feliz

### Community Information

Address	4280 Via Arbolada # 240
Area	676 - Monterey Hills
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90042

### Amenities

Amenities	Clubhouse, Controlled Access, Maintenance Grounds, Pool, Pet Restrictions,
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	Sauna, Spa/Hot Tub, Trash, Water
Parking Spaces	2
Parking	Assigned, Controlled Entrance, Garage, Garage Door Opener, Community Structure, Side By Side
# of Garages	2
Garages	Assigned, Controlled Entrance, Garage, Garage Door Opener, Community Structure, Side By Side
View	Courtyard, Creek/Stream, Trees/Woods
Has Pool	Yes
Pool	Heated, In Ground, Association

## Exterior

Exterior	Stucco
Lot Description	Landscaped
Windows	Plantation Shutters
Roof	Tile
Construction	Stucco

## Interior

Interior	Carpet
Interior Features	Breakfast Bar, Balcony, Separate/Formal Dining Room, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Range, Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	One

## Additional Information

Date Listed	November 13th, 2024
Days on Market	25
Zoning	LARD5
Short Sale	N
RE / Bank Owned	N

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