

# **\$685,000 - 1049 Hobart Boulevard # 203, Los Angeles**

MLS® #24465219

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## **\$685,000**

2 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to 1049 Hobart, a stunning front corner-end unit in a highly desirable Los Angeles neighborhood, offering the perfect blend of modern living and urban convenience. Built in 2006, this impeccably maintained 2-bedroom, 2-bathroom home spans 1,140sf and boasts breathtaking panoramic views of downtown Los Angeles, all with a low HOA fee. With only one shared wall and south- and east-facing exposures, this natural light-filled unit is truly exceptional. Step inside to discover an open-concept layout designed for effortless living and entertaining. The expansive living room features a cozy fireplace and seamlessly connects to a private balcony, perfect for relaxing and enjoying the spectacular city views. Adjacent to the living area is a modern kitchen equipped with granite countertops, stainless steel appliances, ample cabinetry, and a functional peninsula. The primary bedroom serves as a peaceful retreat, complete with an ensuite bathroom featuring dual vanities, a soaking tub, a glass-door shower, and a walk-in closet. Former balcony has been enclosed to create a versatile space that can be used as an office, den, or extra storage. The second bedroom is generously sized and located near a beautifully appointed second bathroom. Additionally, a large in-unit laundry room provides new washer/dryer, extra storage and convenience. This home includes thoughtful features such as shiny laminated floors, central heating and cooling, recessed lights, two assigned tandem parking



spaces with an EV charger, and a private 5x10-foot storage unit at the parking level. The HOA amenities include a fitness center, controlled access, and guest parking. Ideally situated, this property is within close proximity to Galleria Market, shopping centers, restaurants, banks, parks, cafes, bakeries, and entertainment venues. Don't miss this rare opportunity to own a meticulously maintained, move-in-ready home with stunning views in the heart of Los Angeles.

Built in 2006

**Essential Information**

MLS® #	24465219
Price	\$685,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.29
Year Built	2006
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Ki Seon Im
Listing Office	Ivy Realty Co.

**Community Information**

Address	1049 Hobart Boulevard # 203
Area	C17 - Mid-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90006

**Amenities**

Amenities	Pet Restrictions
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Parking Spaces	2
Parking	Assigned, Community Structure
Garages	Assigned, Community Structure
View	City Lights, Trees/Woods
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

## Interior

Interior	Wood, Tile
Appliances	Dishwasher, Disposal, Microwave, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	4
Stories	One

## Additional Information

Date Listed	December 6th, 2024
Days on Market	17
Zoning	LAR4
Short Sale	N
RE / Bank Owned	N

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