

# **\$949,000 - 1225 Armacost Avenue # 303, Los Angeles**

MLS® #25489187

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## **\$949,000**

2 Bedroom, 2.00 Bathroom, 1,144 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Offers due 1/29 by 5PM! Welcome to Unit 303 at 1225 Armacost, a bright and spacious penthouse condo that offers the perfect blend of luxury, convenience, and privacy. Located in a beautiful Mediterranean-style courtyard building, this top-floor gem features only one shared wall and breathtaking, unobstructed views, thanks to federally owned land behind the property. Step inside to discover soaring vaulted ceilings, updated recessed lighting, and new windows throughout, flooding the open-concept living space with natural light. The living room boasts a cozy gas fireplace, tall French doors leading to a tiled balcony, and a picturesque southerly view of city lights. The kitchen seamlessly connects to the dining and living areas, making it perfect for entertaining. The oversized bedrooms are thoughtfully separated by the living space, ensuring privacy. The primary suite offers a walk-in closet and a fully updated en-suite bathroom, while the secondary bedroom features an ADA-compliant bathroom, showcasing thoughtful accessibility. Additional upgrades include a newer washer/dryer, an HVAC system upgraded just four years ago, and ample interior storage. Other highlights include two-car tandem parking in the gated subterranean garage, a deeded walk-in storage room, and keyed elevator access directly from the garage. The lushly landscaped courtyard and video intercom system add both beauty and security to this highly sought-after building. Ideally located



near Wilshire, with easy access to Santa Monica, UCLA, the Expo Line, Sawtelle, and an abundance of shops and restaurants, this penthouse is a rare opportunity to own a truly exceptional home in the heart of West LA. Don't miss the chance to make this incredible penthouse yours!

Built in 1991

**Essential Information**

MLS® #	25489187
Price	\$949,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.40
Year Built	1991
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Jamie Waryck
Listing Office	The Agency

**Community Information**

Address	1225 Armacost Avenue # 303
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

**Amenities**

Amenities	Controlled Access
Parking Spaces	2
Parking	Assigned, Controlled Entrance, Garage, Garage Door Opener, Community Structure, Tandem
# of Garages	2

Garages	Assigned, Controlled Entrance, Garage, Garage Door Opener, Community Structure, Tandem
View	City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Key Card Entry

## Exterior

Windows	Shutters
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## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Balcony, Separate/Formal Dining Room, High Ceilings, Recessed Lighting, Walk-In Closet(s), Open Floorplan
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	One

## Additional Information

Date Listed	January 24th, 2025
Days on Market	8
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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