

# **\$549,000 - 11863 Texas Avenue # 102, Los Angeles**

MLS® #25501391

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## **\$549,000**

1 Bedroom, 1.00 Bathroom, 716 sqft  
Residential on 0 Acres

N/A, Los Angeles,

BEST PRICE PER SQUARE FOOT IN THE AREA. Turnkey Brentwood-adjacent 1BR/1BA condo with private oversized patio in small, well-maintained complex. This beautiful, freshly painted, light & bright ground-floor unit boasts Legno Bastone French oak floors, high ceilings, recessed lights, cozy fireplace in a remarkably spacious bedroom, updated kitchen with stainless steel appliances, granite countertops, cherry wood cabinetry, in-unit laundry closet, large hall closet, and several notable upgrades throughout. New roof (2024), new boiler (2024), new AC air handler capacitor in unit (2024), new garbage disposal, Nest Thermostat, and custom bedroom and closet doors. Wonderfully peaceful complex in which six of the eight units are owner-occupied, and this particular unit boasts no common walls. Each unit has its own designated storage unit in the common area and one reserved parking space behind the building. HOA dues are desirably low. A stone's throw from the YMCA, Stoner Park, and Target, around the corner from all the fine dining and shopping along San Vicente Blvd. in Brentwood, and close to Little Sawtelle/Japantown, featuring Sushi Tsujita, and a plethora of destination restaurants including Hermanito, Javan, Big Boi, and Sonoritas Prime Tacos. Enjoy incredibly convenient access to the beach, nearby freeways, and multiple parks. Fantastic investment opportunity for owner users and long-term investors!



Built in 2004

## Essential Information

MLS® #	25501391
Price	\$549,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	716
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Jennifer Eckert
Listing Office	Nourmand & Associates-HW

## Community Information

Address	11863 Texas Avenue # 102
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

## Amenities

Amenities	Controlled Access
Parking Spaces	1
Parking	Assigned
Garages	Assigned
View	Courtyard
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric
Stories	One

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	82
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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