

# **\$1,299,000 - 1271 Granville Avenue # 404, Los Angeles**

MLS® #25523503

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## **\$1,299,000**

3 Bedroom, 3.00 Bathroom, 1,726 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Fabulous one-of-a-kind, totally remodeled 3 bedroom (currently used as 2 + loft)/3 bath incredible Penthouse Contemporary corner-unit condo with huge rooftop patio! Sophisticated with chic stunning designer finishes, soaring ceilings, large windows and large walls for art, and filled with an abundance of natural light and very few common walls. Formal entry leads to spacious open floor plan with 18 ft ceilings, living room with fireplace opening to dining room and 2 balconies with sliding door access. Open dream gourmet kitchen with large center island including breakfast bar, quartz countertops, stainless steel appliances, wine rack, flower box window and contemporary cabinetry. Primary bedroom includes a 2nd gas fireplace and large customized walk-in closet. Beautiful primary bathroom with dual basins, custom tiled walls and open shower with skylight. Spacious 2nd bedroom next to the to updated 2nd 3/4 bathroom. 3rd bedroom (currently light and bright open loft) with closet and ensuite remodeled 3/4 bath and access to a fabulous oversized, open rooftop patio with panoramic view from city skyline to coastline sunsets. Additional features include porcelain wood-like flooring, Central ac/heat, pets ok, community pool/spa and gym, secured 2-tandem covered parking and Earthquake Insurance included in HOA dues. Ideal Westside location, within close proximity to Brentwood's San Vicente Blvd. retail and restaurants, Whole Foods, Trader Joe's, UCLA, Santa Monica beaches



and 405 & 10 Fwys. Truly spectacular! Pristine move-in condition.

Built in 1981

### **Essential Information**

MLS® #	25523503
Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,726
Acres	0.43
Year Built	1981
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Chad Lund
Listing Office	Douglas Elliman

### **Community Information**

Address	1271 Granville Avenue # 404
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

### **Amenities**

Amenities	Controlled Access, Pool
Parking Spaces	2
View	City Lights, Panoramic, Ocean
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Key Card Entry

### **Interior**

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	4
Stories	Two

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	26
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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