

# \$3,800 - 1203 Sweetzer Avenue # 203, West Hollywood

MLS® #25539023

**\$3,800**

2 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential Lease on 1 Acres

N/A, West Hollywood,

Welcome to Villa Las Brisas where vibrant city living meets resort-style comfort. Step inside to an airy, light-filled living space with rich hardwood floors and an open-concept layout that's perfect for both relaxing and entertaining. The modern kitchen features stainless steel appliances and seamlessly connects to the main living area, creating a welcoming and functional flow. Both bedrooms are generously sized, with the primary suite offering a custom-designed closet for added comfort and convenience. Enjoy morning coffee or evening breezes on your private balcony overlooking the beautiful pool. Two side by side parking space come with the unit! The lease also includes water, basic cable and gas. Set within the well-maintained Villa Las Brisas community, you'll have access to a range of amenities including a fitness center, sundecks, pool, spa and BBQ area, perfect for enjoying the California lifestyle. This is a rare opportunity to enjoy stylish living in one of LA's most sought-after neighborhoods.



Built in 1970

## Essential Information

MLS® #	25539023
Price	\$3,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1

Square Footage	1,300
Acres	0.76
Year Built	1970
Type	Residential Lease
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Jodi Deranja
Listing Office	Nourmand & Associates-HW

### **Community Information**

Address	1203 Sweetzer Avenue # 203
Area	C10 - West Hollywood Vicinity
Subdivision	N/A
City	West Hollywood
County	Los Angeles
Zip Code	90069

### **Amenities**

Amenities	Pool, Pet Restrictions, Spa/Hot Tub, Controlled Access, Outdoor Cooking Area, Picnic Area
Utilities	Trash Collection, Water, Association Dues, Cable TV, Gas, Pool
Parking Spaces	2
Parking	Community Structure, Gated, Side By Side
Garages	Community Structure, Gated, Side By Side
View	None
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Construction	Stucco

### **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Separate/Formal Dining Room, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Electric Cooktop, Disposal, Refrigerator, Convection Oven, Range Hood

Heating	Central
Fireplaces	None
# of Stories	3
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	27
Zoning	WDR4*
Short Sale	N
RE / Bank Owned	N

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