

# **\$1,099,000 - 1103 Westgate Avenue # 3, Los Angeles**

MLS® #25558063

**\$1,099,000**

2 Bedroom, 3.00 Bathroom, 1,628 sqft

Residential on 0 Acres

N/A, Los Angeles,

This exceptional townhouse-style residence offers an abundance of sunlight from East, West, and South-facing exposures ensuring bright, sun-drenched living spaces all day long in this stunning Architectural Penthouse. Enter through the two-story foyer where sensational 19-foot vaulted ceilings greet you, setting the tone for the airy open feel that flows throughout this meticulously designed home. Upstairs, the dramatic living room is the heart of the home, where 14-foot vaulted ceilings and custom Velux electric "Fresh Air" skylights with rain sensors allow sunlight to pour in. The light-filled space, complete with 15 Milgard double-paned windows and doors, is perfect for both relaxation and social gatherings. A private patio off the living room is ideal for alfresco dining under the California sky. This penthouse offers two expansive bedroom suites, each designed with privacy and comfort in mind. The upstairs Primary Suite features vaulted ceilings, a wood-burning gas fireplace, spacious walk-in closet, and two patios. The primary bath is complete with a skylight, spa tub, shower, and double sinks. This thoughtfully designed layout features a second bedroom suite downstairs, providing privacy and flexibility for guests, a home office, or a roommate setup. Boutique style 4-unit complex fully remodeled 2006-2008 featuring low HOA dues, two car side-by-side gated parking, and multiple storage rooms. Just a short distance to restaurants and cafes along Montana and San Vicente Blvd, the Brentwood



Farmers Market, the Brentwood Country Club, Wholefoods, and more. Stunning natural light!

Built in 1981

## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | 25558063                    |
| Price          | \$1,099,000                 |
| Bedrooms       | 2                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 3                           |
| Square Footage | 1,628                       |
| Acres          | 0.11                        |
| Year Built     | 1981                        |
| Type           | Residential                 |
| Sub-Type       | Condominium                 |
| Status         | Closed                      |
| Listing Agent  | Christelle Masi             |
| Listing Office | Keller Williams Los Angeles |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1103 Westgate Avenue # 3 |
| Area        | C06 - Brentwood          |
| Subdivision | N/A                      |
| City        | Los Angeles              |
| County      | Los Angeles              |
| Zip Code    | 90049                    |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Community Structure, Controlled Entrance, Side By Side |
| Garages        | Community Structure, Controlled Entrance, Side By Side |
| Pool           | None   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Walk-In Closet(s)  |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer |
| Heating           | Central  |
| Cooling           | Central Air  |

|            |             |
|------------|-------------|
| Fireplace  | Yes         |
| Fireplaces | Living Room |
| Stories    | Multi/Split |

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 27th, 2025 |
| Days on Market  | 6               |
| Zoning          | LAR3            |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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