

\$1,375,000 - 855 Croft Avenue # 101, Los Angeles

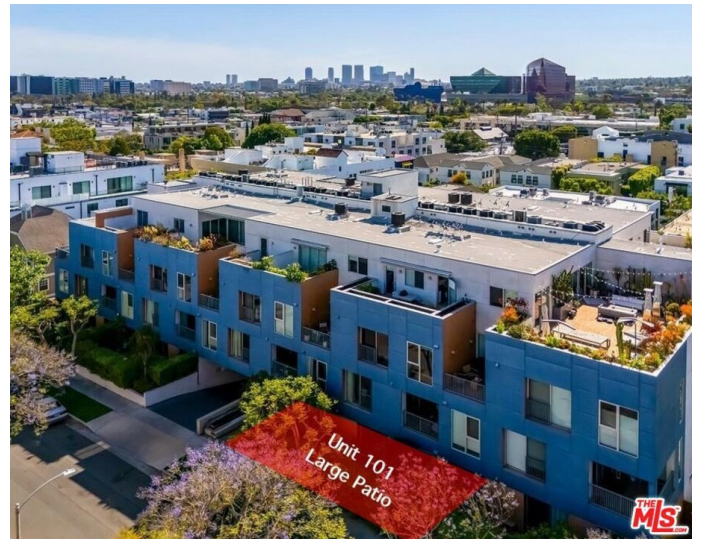
MLS® #25585203

\$1,375,000

2 Bedroom, 3.00 Bathroom, 1,470 sqft
Residential on 1 Acres

N/A, Los Angeles,

LOOKING FOR BACKUP OFFERS. Appraisal performed 6/2025 with \$1.47M valuation, attached to listing. Highly desirable ground-floor garden residence in starchitect Zoltan Pali's iconic "Blue Velvet" building. This former model unit offers 2 bedrooms and 2.5 baths and delivers a level of indoor-outdoor living that is almost impossible to find in the city. A massive 400+ square foot private veranda spans the full width of the home, creating a seamless extension of the living space and making it perfect for entertaining, dining al fresco, relaxing with morning coffee, or unwinding in the included Hot Spring saltwater spa per seller, the only permitted spa in the building. Priced strategically below a recent closed comparable in the building (#104 at \$1.47M), this home offers exceptional value for one of the area's most sought-after architectural residences. Inside you'll find soaring ceilings, oversized walk-in closets, and two luxurious en-suite bedrooms. Designer upgrades total more than \$100,000 and include a Miele built-in coffee system, steam oven, and microwave drawer, a professional-grade Bertazzoni range, a Thermador built-in refrigerator, custom Italian cabinetry with upgraded glass fronts, Caesarstone countertops, rain shower, jet tub, and digital shower controls, custom Closet World organizers in both suites, Philips Hue smart lighting with added recessed lights, EV charging station, upgraded outlets and switches, and in-unit laundry hookups. A



powder room for guests is conveniently located off the main living space. The building offers controlled access, two gated parking spaces, a large private storage unit, and a resident-only rooftop sundeck and reading lounge. Perfectly positioned just off Santa Monica Boulevard in the heart of the West Hollywood lifestyle, with a Walk Score of 88, this home is steps from Melrose Place, renowned restaurants, boutique shopping, high-energy nightlife, trendy coffee spots, gyms, and the Sunday Farmers Market. Optional patio furniture and bar may be included at no additional cost.

Built in 2009

Essential Information

MLS® #	25585203
Price	\$1,375,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.61
Year Built	2009
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	Mark Greenblatt
Listing Office	Greenblatt Investments, Inc.

Community Information

Address	855 Croft Avenue # 101
Area	C10 - West Hollywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles

Zip Code	90069
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Amenities

Amenities	Maintenance Grounds, Insurance, Meeting Room
Parking Spaces	2
# of Garages	2
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security Gate

Exterior

Windows	Double Pane Windows
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Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s), Dressing Area
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan
Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	4
Stories	Three Or More

Additional Information

Date Listed	August 29th, 2025
Days on Market	45
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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