

\$499,000 - 4755 Templeton Street # 2117, Los Angeles

MLS® #PF25241223

\$499,000

2 Bedroom, 2.00 Bathroom, 1,132 sqft
Residential on 1 Acres

N/A, Los Angeles,

Move-in ready unit with breathtaking views of the San Gabriel Mountains. Built in 1995, Hilltop Colony HOA, is El Sereno's premier condominium community. Located at the west end of Templeton street, and perched above the neighborhood, this residence offers close proximity to Cal State LA, DTLA, and Ernest E. Debs Regional Park. Hilltop Colony provides a great opportunity to live in the city of Los Angeles while still enjoying the peace and serenity of a gated community, as well as unobstructed and awe-inspiring eastern views. Thoughtfully improved and updated over 18 years of stewardship, the current owner has transformed this unit into a turnkey modern space. Improvements made over their ownership include: updated floors, quartz countertops, new lighting, fresh paint, and stainless steel appliances. The unit offers approximately 1,132 SF of living space with an open floor plan design. The next owner will also enjoy the private balcony, two full bathrooms, a large living room and dining room, a loft/open bedroom, and a spacious primary suite with amazing views. Modern amenities inside the unit include a stackable washer/dryer, central heating and AC, garbage disposal, dishwasher, built-in microwave, modern electrical, and copper plumbing. Important highlights of the HOA include a reasonable HOA fee of approximately \$728 per month, as well as: a gated community with secure access and security guard on site, community pool and spa, playground area,



substantial guest parking, and a recreation room. The HOA fee covers HOA insurance, security, exterior maintenance, water, sewer, and trash. The residents are allowed to keep two domestic pets. The unit also comes with a private storage closet located near the unit and two assigned parking spaces in the subterranean parking garage. This home is ideal for a buyer who wants to move into a well-maintained unit in a desirable community with an amazing view. A move-in ready property for only \$441 per SF, based on the current list price.

Built in 1995

Essential Information

MLS® #	PF25241223
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.67
Year Built	1995
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	James Tripodes
Listing Office	COMPASS

Community Information

Address	4755 Templeton Street # 2117
Area	621 - El Sereno
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90032

Amenities

Amenities	Barbecue, Cable TV, Call for Rules, Controlled Access, Guard, Hot Water, Insurance, Maintenance Grounds, Management, Pet Restrictions, Pets Allowed, Picnic Area, Playground, Pool, Recreation Room, Security, Spa/Hot Tub, Storage, Trash, Water
Utilities	Electricity Available, Natural Gas Connected, Cable Available, Cable Connected, Electricity Connected, Natural Gas Available, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Assigned, Community Structure, Controlled Entrance, Covered, Driveway, Driveway Up Slope From Street, Electric Gate, Garage, Guest, One Space, On Site, Paved, Tandem
# of Garages	2
Garages	Assigned, Community Structure, Controlled Entrance, Covered, Driveway, Driveway Up Slope From Street, Electric Gate, Garage, Guest, One Space, On Site, Paved, Tandem
View	City Lights, Mountain(s), Neighborhood
Has Pool	Yes
Pool	In Ground, Association, Community, Fenced, Gas Heat
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Gated Community, Gated with Attendant, Gated with Guard, Security Gate, Security Guard, Security Lights, Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Copper Plumbing, Drywall, Stucco
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Cul-De-Sac, Gentle Sloping, Near Park, Near Public Transit, Paved, Sloped Up
Windows	Double Pane Windows, Screens
Roof	Composition, Rolled/Hot Mop
Construction	Copper Plumbing, Drywall, Stucco
Foundation	Slab

Interior

Interior	Tile, Wood, Carpet
Interior Features	Breakfast Bar, Balcony, Separate/Formal Dining Room, Loft, Open Floorplan, Primary Suite, Quartz Counters, Storage, Trash Chute, Unfurnished
Appliances	Dishwasher, Microwave, Refrigerator, Convection Oven, Disposal, Dryer, Exhaust Fan, Gas Cooktop, Gas Oven, Gas Range, Ice Maker, Washer, Water Heater, Water To Refrigerator

Heating	Central, Forced Air, Heat Pump
Cooling	Central Air, Electric, Heat Pump
Fireplace	Yes
Fireplaces	Gas, Living Room, See Remarks
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 17th, 2025
Days on Market	89
Short Sale	N
RE / Bank Owned	N

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