

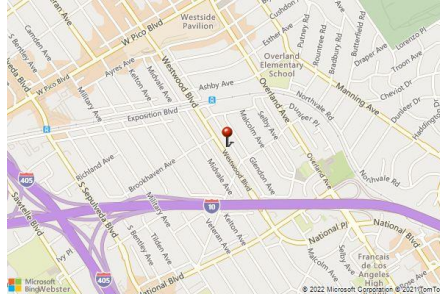
**2724 Westwood Blvd**  
Los Angeles, CA 90064

**3  
Beds**

**Baths 2.00  
(0F 2T 0H 0Q)**

**1,940 Sqft  
Vendor  
Enhanced**

Lease  
**LP \$6,000** ↓



Expected on Market	
Area	8 Cheviot Hills - Rancho Park
Subdivision	
List Price Per Sqft	\$3.09
Lot Size	6,387/Vendor Enhanced
SFR or Condo/Apt	SFR
Furnished	Both
MLS#	22-158569
APN	4255-015-007

**Directions:** South of Pico, West of Overland

**Remarks:** This spectacular and beautifully updated, spacious 3 + 2 home available for up to 10 Months at an amazing price of \$6,000 per month. Also available furnished/partially furnished. Surrounded by lush landscaping this very special property has a private sunny office off the lovely living room. This stylish, pristine home has a remodeled kitchen with high-end stainless steel appliances, granite counter tops and breakfast island, which opens to the sizable dining area and amazing family room with fireplace. The large, tranquil master suite has a newer bathroom with tiled shower. The other two bedrooms are also a great size with ample closet space. There are polished wood floors in the main living areas, the bedrooms are carpeted. The tree lined garden has a hot tub and wonderful deck for peaceful and quiet living. So close to UCLA, Google campus, Century City, Ranch Park golf course and much more. Overland Ave elementary School. The lease includes a weekly gardener. Lease is available for 10 months starting in late August. PLEASE DO NOT DISTURB OCCUPANTS.

**Showing Remarks:** Contact listing agent 1 or 2

Lease Terms	
Security Deposit	\$12,000
Cashier's Check	
Available Date	08-25-2022
Credit Report Amount	
Credit Report Required	Yes
Credit Report Paid By	
Lease Terms	Other
Lease Length	
Month to Month	
Options Terms	
Options Amount	
Rent Control	No
Deposit Garage	
Deposit Key	
Deposit Other	
Deposit Pet	
Transfer Fee	
Transfer Fee Paid By	
Total Move-In Costs	
Tenant Pays	Cable TV, Electric, Gas, Insurance, Water, Trash
Tenants Pays Repairs	
Rent Excludes	utilities
Rent Includes	Gardener, Maid Service
Not Included In Rent	
Water Filled Furniture - Insur Req	

Structure Info	
Year Built/Source	1945/Vendor Enhanced
Stories	1
Common Walls	
Building Type	Single Level, Single Family
Unit Floor #	
Style	Traditional
View	Tree Top
# in Complex	
Unit Location	
Exposure	
Guest House	None
Maids (Y/N)	No
PUD	No
Entry Floor #	
Property Sub Type	
Direction Faces	Faces West
Property Condition	Updated/Remodeled
Security	None
Sewer	In Street
Water Type	

Contract Info		DOM 73
List Date	05-19-2022	
List Price	\$6,000	
Orig List Price	\$7,500	
Status Date	05-19-2022	
Change Date/Type	07-31-2022/Price Change	
CSO	3%	
Listing Type	Exclusive Right	
Disclosure	As Is	
For Sale	No	
Lease Option	No	
Scope Of Service	Full Service	

Community/Development	
Pets Allowed/Rules	Call
Assoc Amenities	None
Community Features	
Highrise Amenities	
Assoc Fees Include	
Tax Mello Roos	
HOA Fee 1 & 2	
Complex/Assoc Name	
Complex/Assoc Phone	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Builders Name	
Builders Tract Code	
Builders Model Code	
Builders Model Name	

Parking Details	
Parking Type	Detached, Garage - 1 Car
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	1/Family Room
AC/Cooling	Central
Heating	Central
Flooring	Carpet, Wood
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer
Rooms	Breakfast Bar, Office, Dining Area, Family
Levels	One Level
Interior Features	Furnished
Kitchen Features	Granite Counters
Bathroom Features	Shower Stall, Shower Over Tub
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
Laundry	Room
Eating Areas	Dining Area
220-Volt Location	
TV Services	

➔ Exterior Features	
Pool	No
Spa	Above Ground
Tennis/Courts	
Roofing	
Fence	
Sprinklers	
Patio	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	Gas

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	


📍 Location	
Cross Streets	N/National, West Overland
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	Overland Ave Elementary
Junior HS	
Senior HS	
Waterfront	None
Water District	


🏡 Land/Lot Info	
Zoning	LAR1
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.147
Special Zone	
Addl Parcel	
Lot Dimen	50x127/VN
Lot Descr.	Fenced Yard, Back Yard
Lot Location	

🔍 Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	24-hr Notice
Sign on Property	Yes

🔍 Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

	<b>Mimi Stevens-Torp</b> Compass DRE#: 01991628 Seller's Agent1 CALDRE#: 00971028
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**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2022 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Jonathan Torp CALDRE# 01259259