

**10400 La Grange Ave #301**  
Los Angeles, CA 90025

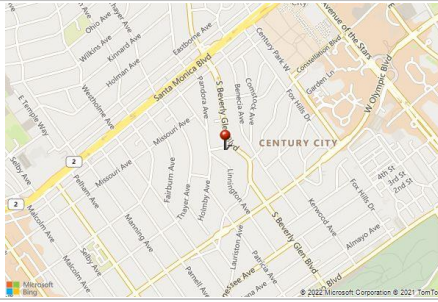
**3  
Beds**

**Baths 4.00  
(1F 2T 1H 0Q)**

**2,577 Sqft  
Vendor  
Enhanced**

Condo/Co-op  
**LP \$1,739,000** ↓

**Active**



<b>Expected on Market</b>	
<b>Area</b>	5 Westwood - Century City
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$674.82
<b>Lot Size</b>	8,339/Vendor Enhanced
<b>HOA Fee 1 &amp; 2</b>	\$400.00(Monthly)
<b>MLS#</b>	22-175207
<b>APN</b>	4317-012-084

**Directions:** N/Olympic,W/Beverly Glen

**Remarks:** This sophisticated and elegant remodeled designer penthouse is a rare light-filled find with outstanding space and privacy. Not only is it the finest unit in the building, unit 301 is in the best location, positioned away from Beverly Glen with a tranquil view overlooking verdant treetops. The living room has soaring 19' ceilings, expansive windows, a gorgeous marble fireplace with floating bench seat, a wet bar, patio overlooking verdant foliage, and abundant wall space for oversized artwork. The open kitchen is detailed with quality designer touches and incredible storage, exquisite lighting, Walker-Zanger granite countertops and backsplash, remote-controlled solar powered sunshade, reverse osmosis water filtration, quiet self-closing drawers, 5 burner gas cooktop and kitchen patio. It opens to the large dining area, and both have expansive windows allowing the outdoor lush greenery to surround you in its serenity. The expansive primary bedroom suite has a walk-in closet and huge bathroom with a separate spa tub and shower. There are two additional bedrooms, spacious 3rd bedroom with custom closet was formerly a den. Upstairs features a huge office/loft with a closet and bath. The loft leads outside to the 500+sf deck with drip irrigation system. The unit is in an intimate 6-unit building in an excellent location in Westwood and so close to neighboring Century City and Beverly Hills, the new Google office campus, UCLA, and the highly regarded Westwood Charter elementary. This is a very special unit. Please note some photos are digitally staged.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	La Grange
<b>Pets Allowed/Rules</b>	Yes/Pets Permitted
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Elevator, Extra Storage
<b>Assoc Fees Include</b>	Water Paid, Maintenance Paid
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Oth. Mgmt. Co. Name</b>	
<b>Rental Restrictions</b>	No
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	

Structure Info	
<b>Year Built/Source</b>	1982/Vendor Enhanced
<b>Stories</b>	3
<b>Building Type</b>	Condominium, Attached
<b>Units in Complex</b>	6
<b>Unit Floor #</b>	3
<b>PUD</b>	No
<b>Security</b>	Community
<b>View</b>	Tree Top
<b>Style</b>	Contemporary

Contract Info		DOM 25
<b>List Date</b>	07-06-2022	
<b>List Price</b>	\$1,739,000	
<b>Orig List Price</b>	\$1,756,000	
<b>Status Date</b>	07-06-2022	
<b>Change Date/Type</b>	08-30-2022/Price Change	
<b>Sale Type</b>	Standard	
<b>CSO</b>	2.5%	
<b>Listing Type</b>	Exclusive Right	
<b>Disclosure</b>	As Is, CC and R	

Land/Lot Info	
<b>Zoning</b>	LAR3
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Special Zone</b>	Property Report
<b>Horse Property</b>	

Parking Details	
<b>Parking Type</b>	Controlled Entrance, Tandem
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	

Showing Info	
<b>Contact Name</b>	
<b>Contact Phone</b>	
<b>Occupancy/Show</b>	24-hr Notice
<b>Lockbox Location</b>	
<b>Lockbox Type</b>	
<b>Occupant Type</b>	Owner
<b>Gate Code</b>	

Interior Features	
<b># Fireplaces/Details</b>	1/Living Room, Decorative
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	Air Conditioning, Central
<b>Heating</b>	Central
<b>Laundry</b>	Laundry Area
<b>Equip/Apppl</b>	Dishwasher, Dryer, Garbage Disposal, Washer, Range/Oven, Refrigerator
<b>Flooring</b>	Tile, Carpet

Exterior Features	
<b>Pool</b>	No
<b>Spa</b>	None
<b>Tennis/Courts</b>	
<b>Patio</b>	
<b>Roofing</b>	

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<b>Office Phone</b>	310-820-0195

**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