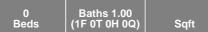
9934 Westwanda Dr #Guest Hse

Beverly Hills Post Office, CA 90210











Area	2 Beverly Hills Post Office
Subdivision	
List Price Per Sqft	
Lot Size	20,000/Assessor
SFR or Condo/Apt or ADU	ADU
Furnished	Unfurnished
MLS#	25567149
APN	UNAVAILABLE

Directions: North of Sunset off Benedict Canyon

Remarks: Charming ivy-covered studio guest house cottage in a serene setting off Benedict Canyon. This studio sits above the street over the garage, it is one large, light and bright open room, recently remodeled, has an updated bathroom and small kitchen. It has vaulted ceilings, windows overlooking trees and the surrounding canyon. There is a walk-in closet, newer kitchen appliances, has A/C and heat, and also has a separate private patio, easy street parking and laundry in the garage. Electricity, gas, water, gardener and WIFI are included. The peacefulness and calm of this special location will capture your senses. No sign on property. Please do not disturb occupant.

water, gardener and wirr a	ire included. The peacefulnes	
✓ Lease Terms		
Security Deposit	\$2,800	
Cashier's Check		
Available Date	08-15-2025	
Credit Report Amount		
Credit Report Required	Yes	
Credit Report Paid By		
Lease Terms	1+Year	
Lease Length		
Month to Month	No	
Options Terms		
Options Amount		
Rent Control		
Deposit Garage		
Deposit Key		
Deposit Other		
Deposit Pet		
Transfer Fee		
Transfer Fee Paid By		
Total Move-In Costs		
Tenant Pays	Cable TV, Insurance	
Tenants Pays Repairs		
Rent Excludes		
Rent Includes	Electric, Gardener, Gas, Trash, Water	
Not Included In Rent		
Water Filled Furniture - Insur Req		

Structure Info	ocation will capture your senses
Year Built/Source	
Stories	1
Common Walls	Detached/No Common Walls
Building Type	Detached
Unit Floor #	
Style	Cottage
View	Canyon, Trees/Woods
# in Complex	
Unit Location	
Exposure	
Guest House	Detached
Maids (Y/N)	No
PUD	No
Entry Floor #	
Property Sub Type	
Direction Faces	
Property Condition	
Security	
Sewer	
Water Type	
Levels	One Level

Contract Info		DOM 0
List Date	07-18-2025	
List Price	\$2,800	
Orig List Price	\$2,800	
Status Date	07-18-2025	
Change Date/Type	07-18-2025/New Listing	
Listing Type	Exclusive Right	
Disclosure	As Is	
Seller Concessions?	Maybe	
For Sale	No	
Lease Option	No	
Scope Of Service	Full Service	

👺 Community/Developm	ent
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	Assigned
Total Spaces	1
Covered Spaces	0
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

① Leased Info		
Contract Date		
Leased Date		
Leased Price	\$0	
Leased Price/SqFt		
Leased Terms		
SP/LP		
Source SP		

◆ Interior Features		
# Fireplaces/Details	None	
AC/Cooling	Air Conditioning, Electric	
Heating	Electric	
Flooring	Mixed	
Equip/Appl	Ceiling Fan, Microwave, Refrigerator	
Rooms	Other, Patio Open	
Interior Features		
Kitchen Features		
Bathroom Features		
Bedroom Features		
Common Walls	Detached/No Common Walls	
Cooking Appliances		
Laundry	Garage	
Disability Access		
Eating Areas		
220-Volt Location		
TV Services		

Exterior Features		
Pool	No	
Spa		
Tennis/Courts		
Roofing		
Fence		
Sprinklers		
Patio		
Entry Location		
Exterior Constr		
Foundation		
Other Struc Feat		
Other Structures		
RV Access Dimen		
Windows		
Water Heater Feat		

Ø 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	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

② Location		
Cross Streets		
Alt St. Name		
County	Los Angeles	
Country	UNITED STATES OF AMERICA	
Мар		
School District		
Elementary		
Junior HS		
Senior HS		
Waterfront		
Water District		

⇔ Land/Lot Info	
Zoning	
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	
Addl Parcel	
Lot Dimen	
Lot Descr.	
Lot Location	

Q Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Call Owner's Agent 1, Call Owner's Agent 2, Text Owner's Agent 1, Text Owner's Agent 2
Sign on Property	No

Q Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	



Mimi Stevens-Torp Compass DRE#: 01991628 Owner's Agent1 CALDRE#: 00971028

Phone / Cell	p: 310-622-7496 / c: 310-985-5996
Email	mimi@stevens-torp.com
Fax	
Office Phone / Fax	p: 310-437-7500



Jonathan Torp Compass DRE#: 01991628 Owner's Agent2 CALDRE#: 01259259

Phone / Cell	p: 310-985-5995 / c: 310-985-5995
Email	Jon@thetorps.com
Fax	
Office Phone / Fax	n: 310-437-7500

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. VESTAPLUSTM Copyright © 2025 by TheMLSTM. Information deemed reliable but not guaranteed. Presented by: Jonathan Torp CALDRE# 01259259