



Keno Rider
 Keller Williams Realty Sunset | Hollywood Hills
 310-807-6169
 KenoRider@mac.com

OVER:
 \$26,000

STATUS: Sold ADDRESS: 440 N ORLANDO AVE, LOS ANGELES, CA 90048

SP: \$1,875,000



Add'l Photos



Larger Map Aerial Map Plat Map

RESIDENTIAL SINGLE FAMILY	AREA: (10) West Hollywood Vicinity	MLS#: 13-645309	MAP: 593/A7	BR: 5
STYLE: Spanish	SUB:	PUD:	YB: 1926	BA: 3.50
APN: 5514-003-007	ZONE: LAR1	HOD: \$0.00	STO: 1	APX SF: 2,824/OW
ADP:	VU: No	PL: No	APX LDM:	APX LSZ: 6,250/VN
APX ACREAGE: N/A	GH: N/A	FP:	FUR: No	PKGT:
HORSE PROP:	LSE:	LOP:		PKG:
ELEM:	JRHS:	SRHS:		

DIRECTIONS: East of La Cienega, South of Rosewood

REMARKS: Beautiful Spanish home remodeled two years ago, in one of the best streets in West Hollywood, the 400 block of Orlando. This two story home features 5 bedrooms, 3.5 bathrooms, family room, solar heated pool, spa, and a studio in the back. It offers an open kitchen with Thermador appliances and wine cooler. Also features Crestron smart home systems, facilitating control of music, lights, and surveillance all by iPad or iPhone. This very private home is located just a stroll away from shops and restaurants on Melrose.

ROOMS: Other
EQUIP: Alarm System, Range/Oven, Other
AIR: Central
FLOOR: Hardwood
FIREPL: Dining
POOL:
PARK: Attached
VIEW TYPE: None
SEC:
SEWER:
DISC: As Is
OCC/SHOW: 24-hr Notice

HEAT: Central
LAUNDRY: Inside
ROOF:
TENNIS:
SPA:
WATERFRONT:
FIN:
POSS:
SZONE:
SALE TYPE: Standard

LP: \$1,849,000 DOM: 5 LD: 01/15/2013 SP: \$1,875,000 SSP: BLOG Y/N: Yes LP/SF: \$654.75
 OLP: \$1,849,000 CDOM: 94 CD: 01/20/2013 SD: 03/07/2013 WD: AVM Y/N: Yes SP/SF: \$663.95

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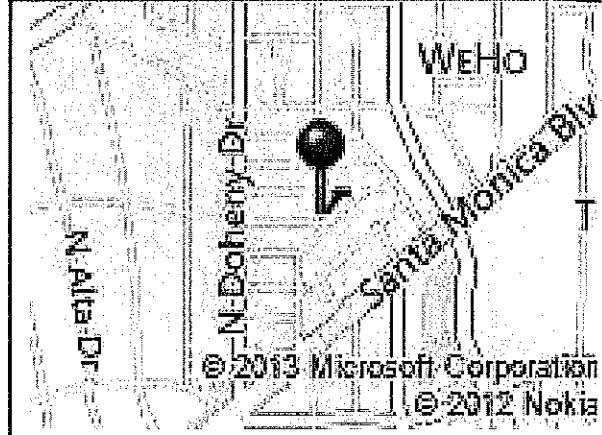
OVER!
 \$31,000

STATUS: Sold **ADDRESS:** 9005 ELEVADO ST, WEST HOLLYWOOD, CA 90069

SP: \$1,130,000



Virtual/Photo Tour Add'l Photos



Larger Map Aerial Map Plat Map

RESIDENTIAL SINGLE FAMILY **AREA:** (10) West Hollywood Vicinity
STYLE: Other **SUB:**
APN: 4340-018-039 **ZONE:** WDR1B*
ADP: No **VU:** Yes
APX ACREAGE: N/A **GH:** Det'd
HORSE PROP: No **LSE:** No
ELEM: **JRHS:**

MLS#: 13-647605 **MAP:** 592/H6 **BR:** 2
PUD: No **YB:** 1932 **BA:** 3.00
HOD: \$0.00 **STO:** 1 **APX SF:** 1,504/ES
PL: No **APX LDM:** **APX LSZ:** 3,940/AS
FP: **PKGT:** 3
LOP: No **FUR:** No **PKGC:**
SRHS:

DIRECTIONS: N of Santa Monica W of San Vicente S of Cynthia

REMARKS: Light-filled & Open Remodeled Contemporary 2 bed, 2 bth with office, vaulted & exposed beam ceilings, skylights, a well-appointed cook's kitchen w Viking range & SS appliances. A wonderful master w direct access to the rear yard & patio boasts a beautifully redone bath enhanced by custom mosaic glass tiles and newer carpeting. The large registered guest unit features its own private entrance & yard. SEE PRIVATE REMARKS

ROOMS: Bonus, Center Hall, Converted Garage, Den/Office, Dining Area, Guest House, Master Bedroom, Patio Enclosed, Study/Office

EQUIP: Built-Ins, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Gas Dryer Hookup, Hood

Fan, Microwave, Range/Oven, Refrigerator, Washer, Other

AIR: Air Conditioning, Ceiling Fan, Gas, Other

FLOOR: Carpet, Ceramic Tile, Hardwood, Mixed

FIREPL: None

POOL: None

PARK: Converted Garage, Driveway

VIEW TYPE: Mountains, Tree Top

SEC:

SEWER:

DISC: As Is

OCC/SHOW: Appointment Only

HEAT: Central

LAUNDRY: Community, Outside

ROOF:

TENNIS:

SPA:

WATERFRONT:

FIN: Cash To New Loan

POSS:

SZONE:

SALE TYPE: Standard

LP: \$1,099,000

DOM: 35

LD: 01/25/2013

SP: \$1,130,000

SSP: **BLOG Y/N:** Yes

LP/SF: \$730.72

OLP: \$1,099,000

CDOM: 35

CD: 02/12/2013

SD: 03/01/2013

WD: **AVM Y/N:** Yes

SP/SF: \$751.33

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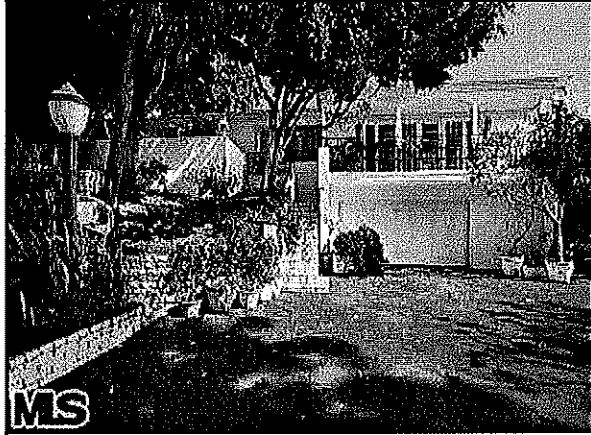


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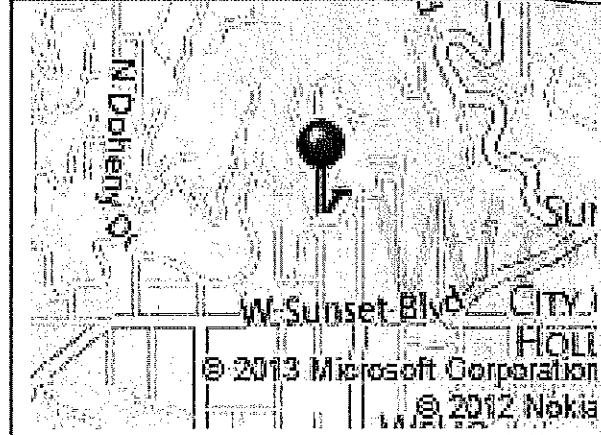
OVER:
 \$51,000

STATUS: Sold **ADDRESS:** 1250 HILDALE AVE, WEST HOLLYWOOD, CA 90069

SP: \$1,850,000



Add'l Photos



Larger Map Aerial Map Plat Map

RESIDENTIAL SINGLE FAMILY	AREA: (10) West Hollywood Vicinity	MLS#: 13-653009	MAP: 592/H5	BR: 2
STYLE: Other	SUB:	PUD:	YB: 1940	BA: 3.00
APN: 5560-019-021	ZONE: LAR1	HOD: \$0.00	STO: 1	APX SF: 2,592/AS
ADP:	VU: Yes	PL: No	APX LDM:	APX LSZ: 12,303/AS
APX ACREAGE: N/A	GH: None	FP:	FUR: No	PKGT:
HORSE PROP:	LSE:	LOP:		PKGC:
ELEM:	JRHS:	SRHS:		

DIRECTIONS: From W Sunset Blvd, turn onto Hilldale Ave. home is on the R
REMARKS: Located on a cul-de-sac minutes from the renown Sunset Plaza, this gated 4 bed, 3 bath home is situated in a private setting that boasts spectacular views all the way to downtown LA. Designed for entertaining, this home features large rooms filled with natural light, and many patios that create a seamless flow from inside to outside. The living room contains wood floors, multiple French doors with beveled glass, and brick fireplace framed by wood built-ins. Wrought iron gates open to the formal dining room. The family room benefits from walls of windows that flaunt outstanding views and twinkling city lights. The cook's kitchen includes ebony granite counters, wood cabinets, dual sinks, Sub-Zero refrigerator, and door to an outdoor brick dining patio. All 3 bedrooms on this level have their own doors to outdoor patios. Downstairs, a large recreation room has glass doors that open out to the pool. With some updating and repair, this home is destined to make its Hollywood comeback.

ROOMS: Family	HEAT: Other
EQUIP: Built-Ins, Dishwasher, Range/Oven, Other	LAUNDRY: Other
AIR: Other	ROOF:
FLOOR: Carpet, Wood	TENNIS:
FIREPL: Family Room	SPA:
POOL:	WATERFRONT:
PARK: Garage	FIN:
VIEW TYPE: City	POSS:
SEC:	SZONE:
SEWER:	SALE TYPE: Standard
DISC: None	
OCC/SHOW: 24-hr Notice, Appointment Only, Call First, Call LA 1	

LP: \$1,799,000	DOM: 400	LD: 01/17/2012	SP: \$1,850,000	SSP:	BLOG Y/N: Yes	LP/SF: \$694.00
OLP: \$1,799,000	CDOM: 400	CD: 02/20/2013	SD: 02/20/2013	WD:	AVM Y/N: Yes	SP/SF: \$713.00

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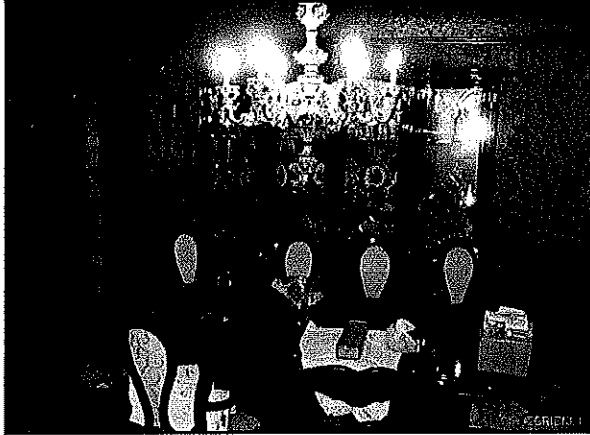


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OVER:
 \$101,000

STATUS: Sold **ADDRESS:** 838 North Crescent Heights Boulevard, West Hollywood, CA 90046

SP: \$850,000



Add'l Photos



[Larger Map](#) [Aerial Map](#) [Plat Map](#)

RESIDENTIAL SINGLE FAMILY STYLE:	AREA: (10) West Hollywood Vicinity	MLS#: SR12152435CN	MAP: <input checked="" type="radio"/>	BR: 3
APN: 5529-022-017	SUB:	PUD:	YB: 1923	BA: 2.00
ADP:	ZONE:	HOD: \$0.00	STO:	APX SF: 1,410/PR
APX ACREAGE: 0.15	VU: No	PL: Yes	APX LDM:	APX LSZ: 6,550/PR
HORSE PROP:	GH: N/A	FP:	FUR:	PKGT: 4
ELEM:	LSE: No	LOP:	PKGC:	
	JRHS:	SRHS:		

DIRECTIONS:

REMARKS: Charming 3 bedroom single story home in excellent location of West Hollywood. High ceilings, open and bright floor plan, large kitchen. Nice size back yard with the swimming pool. Property is a fixer. Great investment with the upside potential.

ROOMS: Entry, Family, Living

EQUIP:

AIR: Central

FLOOR:

FIREPL: Family Room

POOL: Gunite, In Ground, Private

PARK: Garage Is Attached

VIEW TYPE: None

SEC:

SEWER: In Street

DISC:

OCC/SHOW: Appointment Only, Call LA 1

HEAT:

LAUNDRY:

ROOF:

TENNIS:

SPA:

WATERFRONT:

FIN: Cash, Cash To Existing Loan, Conventional

POSS:

SZONE:

SALE TYPE: Standard

LP: \$749,000	DOM: 3	LD: 12/18/2012	SP: \$850,000	SSP:	BLOG Y/N: Yes	LP/SF: \$602.84
OLP: \$749,000	CDOM: 3	CD: 12/21/2012	SD: 01/30/2013	WD:	AVM Y/N: Yes	SP/SF:

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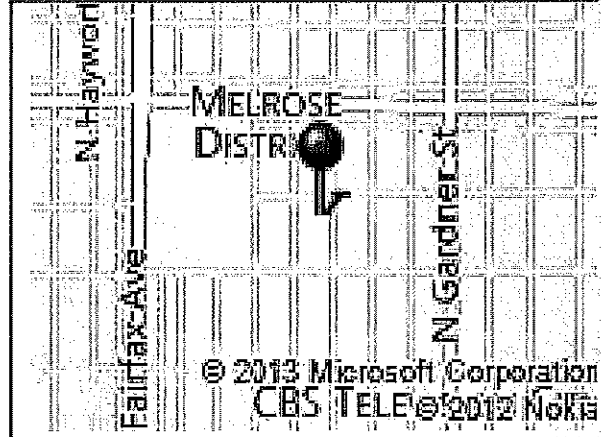
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OVER:
 \$132,000

STATUS: Sold **ADDRESS:** 539 North Stanley Avenue, Los Angeles, CA 90036 **SP:** \$931,000



Add'l Photos



Larger Map Aerial Map Plat Map

RESIDENTIAL SINGLE FAMILY	AREA: (10) West Hollywood Vicinity	MLS#: SR13004206CN	MAP: <input checked="" type="radio"/>	BR: 2
STYLE: Spanish	SUB:	PUD:	YB: 1924	BA: 1.00
APN: 5527-025-004	ZONE:	HOD: \$0.00	STO:	APX SF: 1,614/PR
ADP:	VU: No	PL: No	APX LDM:	APX LSZ: 6,353/PR
APX ACREAGE: 0.15	GH: N/A	FP:	FUR:	PKG: 3
HORSE PROP:	LSE: No	LOP:	SRHS:	PKGC:
ELEM:	JRHS:			

DIRECTIONS: South of Melrose, East of Fairfax
REMARKS: INCREDIBLE OPPORTUNITY FOR INVESTORS/BUILDERS! SPANISH FIXER IN A PRIME, HIGHLY DESIRABLE LOCATION, MINUTES TO THE GROVE, WALK TO MELROSE DISTRICT & FAIRFAX AVE. VERY SPACIOUS HOME WITH LARGE LIVING AREAS AND BEDROOMS. BIG BACK YARD AND 3 CAR GARAGE. TAX ASSESSOR STATES THAT HOME IS 2+1, HOWEVER, THERE ARE 4 BEDROOMS + 2 BATHROOMS.

ROOMS: Dining, Living	HEAT: Forced Air
EQUIP: Dishwasher	LAUNDRY: In Kitchen, Inside
AIR: Central	ROOF: Spanish Clay Tile, Tile
FLOOR: Hardwood	TENNIS:
FIREPL: Living Room	SPA: None
POOL: None	WATERFRONT:
PARK: Garage Is Detached	FIN: Cash, Cash To New Loan
VIEW TYPE: None	POSS:
SEC:	SZONE:
SEWER: In Street	SALE TYPE: Standard
DISC:	
OCC/SHOW: Appointment Only, Call LA 1	

LP: \$799,999	DOM: 10	LD: 01/11/2013	SP: \$931,000	SSP:	BLOG Y/N: Yes	LP/SF: \$576.83
OLP: \$799,999	CDOM: 10	CD: 01/24/2013	SD: 03/08/2013	WD:	AVM Y/N: Yes	SP/SF:

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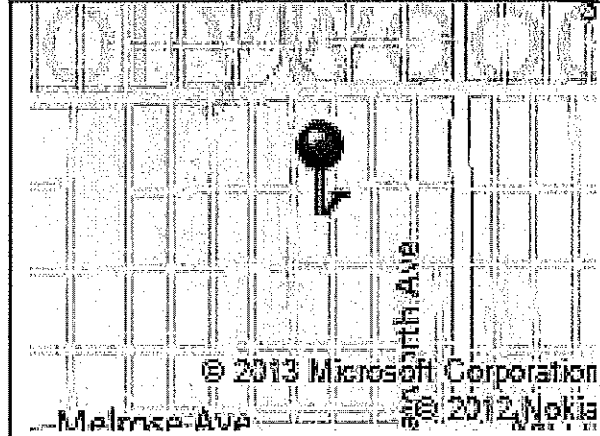
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OVER!
 \$126,000

STATUS: Sold **ADDRESS:** 937 N LAUREL AVE, LOS ANGELES, CA 90046 **SP:** \$1,375,000



Virtual/Photo Tour Add'l Photos



Larger Map Aerial Map Plat Map

RESIDENTIAL SINGLE FAMILY	AREA: (10) West Hollywood Vicinity	MLS#: 13-642413	MAP: 593/B6	BR: 3
STYLE: Spanish	SUB:	PUD:	YB: 1925	BA: 2.00
APN: 5529-023-019	ZONE: LAR1	HOD: \$0.00	STO: 1	APX SF: 1,829/AS
ADP:	VU: No	PL: Yes	APX LDM:	APX LSZ: 6,161/AS
APX ACREAGE: N/A	GH: Det'd	FP:	FUR: No	PKGT:
HORSE PROP:	LSE:	LOP:		PKGC:
ELEM:	JRHS:	SRHS:		

DIRECTIONS: South of Santa Monica, East of Crescent Heights

REMARKS: The first great new listing of 2013 is here. This is the home your buyers have been waiting for. Incredibly light, bright and cheerful Spanish beauty featuring a center hall plan offering three spacious bedrooms and 2 bathrooms. Enter through a formal living room with beautifully restored Bachelder gas fireplace and huge bay window. The home includes separate dining room, hardwood floors throughout, updated electrical & plumbing, foundation has been bolted and retrofitted. In the backyard, a sparkling heated saltwater pool with spa awaits as well as a beautiful guesthouse with 3/4 bath. Beautiful remodeled kitchen with stainless steel appliances (TV in the fridge!), wine fridge, and separate breakfast area. Home also features a partial basement with great storage space. Welcome home!

ROOMS: Breakfast Area, Center Hall, Dining, Living, Master Bedroom

EQUIP: Built-Ins, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator

AIR: Central

FLOOR: Wood

FIREPL: Gas, Living Room

POOL: Heated, In Ground

PARK: Driveway - Concrete

VIEW TYPE: None

SEC:

SEWER: In Street

DISC: As Is

OCC/SHOW: Call LA 1, Listing Agent Accompanies

HEAT: Central

LAUNDRY: Inside

ROOF:

TENNIS:

SPA: Heated, In Ground, Private

WATERFRONT:

FIN: Cash, Cash To New Loan

POSS:

SZONE:

SALE TYPE: Standard

LP: \$1,249,000	DOM: 28	LD: 01/02/2013	SP: \$1,375,000	SSP:	BLOG Y/N: Yes	LP/SF: \$682.89
OLP: \$1,249,000	CDOM: 28	CD: 01/30/2013	SD: 03/07/2013	WD:	AVM Y/N: Yes	SP/SF: \$751.78

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