

# PARK WESTWOOD TOWERS

969 HILGARD AVE #308, WESTWOOD



**\$825,000 | [ParkWestwoodTowers.com](http://ParkWestwoodTowers.com)**

Spectacular corner condominium in Park Westwood Towers, the premier luxury high-rise building conveniently located in the heart of Westwood Village (only 1 block to UCLA). Features: character kitchen with butcherblock counters, stainless steel appliances, wine fridge and breakfast bar opening to large open concept living room/dining area with grand built-in banquet, 2 bedrooms, 1 bathroom, hardwood floors, high ceilings, crown molding, abundant closet space and newer central heat/air. Incredible natural light from large SW facing windows with treetop and Westwood skyline views. Traditional style and comfort, infused with a clean, modern aesthetic. This sought-after NY-style building offers valet guest parking, 24-hour doorman, beautiful lobby and public rooms, onsite manager, stunning heated pool/spa, and low HOA dues (\$879/month) which include: building amenities, water/sewer/trash, cable, internet, free community laundry, earthquake insurance and 1 gated and covered parking space. Located close to restaurants, shopping, movies, 'W' Hotel and Trader Joe's.



TREGGRUSTAD 310.623.8825

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969 Hilgard Ave #308  
Los Angeles, CA 90024

2  
Beds  
Baths 1.00  
(1F 0T 0H 0Q)  
1,012 Sqft  
Estimated

Condo/Co-op  
LP \$825,000

Active



Expected on Market	
Area	5 Westwood - Century City
Subdivision	
List Price Per Sqft	\$815.22
Lot Size	39,094/Assessor
HOA Fee 1 & 2	\$879.00(Monthly)
MLS#	22-181609
APN	4360-001-041

Directions: Westwood Village: Northwest corner of Hilgard Ave and Weyburn Ave

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Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Park Westwood Towers
Pets Allowed/Rules	Yes/Assoc Pet Rules, Weight Limit
Highrise Amenities	Door Person, Entrance Lobby, Trash Chute, Valet Parking, Sun Deck, Reception Desk, Controlled Access
Assoc Amenities	Valet Parking, Guest Parking, Spa, Pool, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Dock, Elevator, Gated Community Guard, Hot Water, Onsite Property Management, Security, Sun Deck, Switchboard
Assoc Fees Include	Building and Grounds, Cable TV, Earthquake Insurance, On Site Security, Water and Sewer Paid, Trash Paid
Community Features	Community Mailbox, Community Dock
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	No
Short Term Rental Duration	

Structure Info	
Year Built/Source	1961/Assessor
Stories	13
Building Type	Condominium, Attached, High Rise
Units in Complex	135
Unit Floor #	3
PUD	No
Security	24 Hour, Gated Community with Guard, Resident Manager, Automatic Gate, Exterior Security Lights
View	City, Tree Top
Style	Traditional

Contract Info	
List Date	07-22-2022
List Price	\$825,000
Orig List Price	\$860,000
Status Date	07-22-2022
Change Date/Type	08-22-2022/Price Change
Sale Type	Standard

Land/Lot Info	
Zoning	LAR3
Land Type	
Land Lease Purchase	No
Special Zone	Property Report
Horse Property	No

Parking Details	
Parking Type	Controlled Entrance, Assigned, Covered Parking
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	0
Garage Spaces	1
Carport Spaces	0

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Laundry	Community
Equip/Appl	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Built-Ins, Cable
Flooring	Hardwood

Exterior Features	
Pool	Association Pool, Heated
Spa	Association Spa, Heated
Tennis/Courts	None
Patio	Enclosed
Roofing	Common Roof

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