

1253 N Sweetzer Ave #5, West Hollywood

1 beds | 1 bath | 977 sf

Private 600 sf roof-top deck

Offered at \$999,000

1253Sweetzer.com



TREGGRUSTAD
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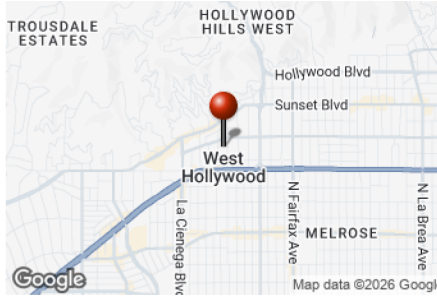
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1253 N Sweetzer Ave #5

West Hollywood, CA 90069

**1
Beds****Baths 1.00
(1F 0T 0H 0Q)****977 Sqft
Developer**

Condo/Co-op

LP \$999,000**Active**

Area	10 West Hollywood Vicinity
Subdivision	
List Price Per Sqft	\$1,022.52
Lot Size	7,385/Assessor
HOA Fee 1 & 2	\$607.61 (Monthly)
MLS#	26991961
APN	5554-022-035

Directions: West Hollywood: North of Santa Monica Blvd, South of Fountain Ave, West of Crescent Heights Blvd, East of La Cienega Blvd

Remarks: Exceptional indoor-outdoor living defines this front-facing penthouse in a boutique eight-residence building in the heart of West Hollywood. This 1-bedroom, 1-bath condo offers approximately 977 sq. ft. of interior space plus an extraordinary 600 sq. ft. private rooftop deck with sweeping 270-degree city views. Even more unusual, this is one of only two units in the building with direct access to its private roof deck, via sliding doors from the residence to its own staircase, creating a seamless extension of the living space and an impressive setting for entertaining, dining, or relaxing above the city. Designed by award-winning Los Angeles architecture firm LOHA, the home features an airy, open floor plan with 9-foot ceilings, floor-to-ceiling windows, white oak and large-format Italian tile floors, recessed lighting, and a dramatic skylight above the kitchen that fills the center of the home with natural light. The great room offers plenty of space for both living and dining, along with a built-in desk and study area tucked beneath the stairs. The sleek kitchen features streamlined cabinetry, a waterfall-edge island with breakfast bar, and a full suite of Miele appliances. The bedroom offers generous closet space and abundant natural light, while the bathroom is finished with Italian porcelain-tiled walls and a double vanity. Additional features include in-unit laundry, central heat and air, two secure tandem parking spaces, and a private storage room in the garage. HOA dues are \$608 per month and include water, sewer, trash, and building maintenance. Completed approximately seven years ago, this intimate collection of contemporary residences is located moments from West Hollywood restaurants, shopping, entertainment, and nightlife. A rare opportunity to own a true indoor-outdoor penthouse in one of West Hollywood's most desirable settings.

Community/Development		Structure Info		Contract Info	
Tax Mello Roos	No	Year Built/Source	2019/Vendor Enhanced	List Price	\$999,000
Complex/Assoc Name	8 on Sweetzer	Stories	3	List Date	09-25-2026
Pets Allowed/Rules	Yes/Assoc Pet Rules	Building Type	Condominium, Attached, Penthouse	Orig List Price	\$999,000
Highrise Amenities		Units in Complex	8	Status Date	09-25-2026
Assoc Amenities	Gated Parking, Controlled Access, Elevator, Extra Storage, Assoc Maintains Landscape, Gated Community	Unit Floor #	3	Change Date/Type	09-25-2026/New Listing
Assoc Fees Include	Building and Grounds, Water and Sewer Paid, Trash Paid	PUD	No	Sale Type	Standard
Community Features	Community Mailbox	Security	Gated, Fire Sprinklers, Owned, Automatic Gate, Card/Code Access, Community	Seller Concessions?	Maybe
Pending HO Asmt		View	Panoramic, City, City Lights, Hills	Co-Ownership	No
Rental Restrictions	No	Style	Modern		
Short Term Rentals	No				
Short Term Rental Duration					

Land/Lot Info		Parking Details	
Zoning	WDR4*	Parking Type	Gated Underground, Assigned, Tandem, Community Garage
Land Type		Total Spaces	2
Land Lease Purchase	No	Covered Spaces	2
Special Zone	Property Report	Uncovered Spaces	0
Horse Property	No	Garage Spaces	2
		Carport Spaces	0

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	None
AC/Cooling	Central, Air Conditioning	Tennls/Courts	None
Heating	Forced Air	Patio	Roof Top Deck
Laundry	Laundry Closet Stacked	Roofing	
Equip/Apppl	Microwave, Range/Oven, Garbage Disposal, Dishwasher, Dryer, Washer, Refrigerator, Alarm System, Hood Fan		
Flooring	Stone Tile, Hardwood		

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 © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144

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