1253 N Sweetzer Ave #5, West Hollywood

1 Bed | 1 Bath | 977 sq.ft
Private 600 sq.ft. roof-top deck
$949,000

1253Sweetzer.com



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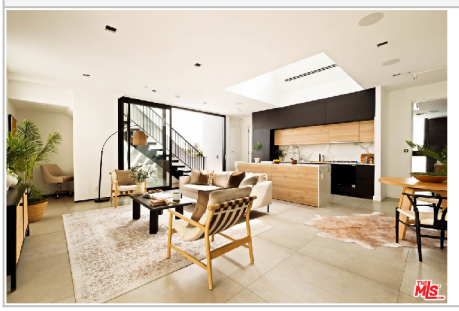
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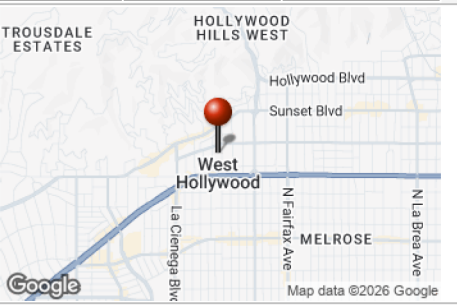
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1253 N Sweetzer Ave #5
West Hollywood, CA 90069

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

Condo/Co-op
LP $949,000 Active





Area	10 West Hollywood Vicinity
Subdivision	
List Price Per Sqft	$971.34
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

Tax Mello Roos	No
Complex/Assoc Name	8 on Sweetzer
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Gated Parking, Controlled Access, Elevator, Extra Storage, Assoc Maintains Landscape, Gated Community
Assoc Fees Include	Building and Grounds, Water and Sewer Paid, Trash Paid
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	No
Short Term Rentals	No
Short Term Rental Duration	

Structure Info

Year Built/Source	2019/Vendor Enhanced
Stories	3
Building Type	Condominium, Attached, Penthouse
Units in Complex	8
Unit Floor #	3
PUD	No
Security	Gated, Fire Sprinklers, Owned, Automatic Gate, Card/Code Access, Community
View	Panoramic, City, City Lights, Hills
Style	Modern

Contract Info

List Price	$949,000
List Date	09-25-2026
Orig List Price	$999,000
Status Date	09-25-2026
Change Date/Type	11-04-2026/Price Change
Sale Type	Standard
Seller Concessions?	Maybe
Co-Ownership	No

Land/Lot Info

Zoning	WDR4*
Land Type	
Land Lease Purchase	No
Special Zone	Property Report
Horse Property	No

Parking Details

Parking Type	Gated Underground, Assigned, Tandem, Community Garage
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	0
Garage Spaces	2
Carport Spaces	0

Interior Features

# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central, Air Conditioning
Heating	Forced Air
Laundry	Laundry Closet Stacked
Equip/Appl	Microwave, Range/Oven, Garbage Disposal, Dishwasher, Dryer, Washer, Refrigerator, Alarm System, Hood Fan
Flooring	Stone Tile, Hardwood

Exterior Features

Pool	No
Spa	None
Tennis/Courts	None
Patio	Roof Top Deck
Roofing	

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

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