



## 428 Hill St #22, Santa Monica | \$899,000 | 428Hill.com

A remarkable, top floor, corner condominium ideally located on a quiet residential street in Ocean Park, moments from the beach and life on Main Street. Perched in the back of the building, this 2 bedroom, 2 bathroom condo offers privacy, open views and extraordinary daylight. The open-concept living room features a gas fireplace, dining area, private balcony, and an adjacent kitchen that has been remodeled with stone counters, stainless steel appliances and ample storage. Be the first to live in this beautiful condo since it was recently renovated and enjoy the updated kitchen and bathrooms, new fireplace, new flooring, new lighting, new windows, new paint, smooth ceilings, and more. HOA dues are only \$478/mth and include HOA earthquake insurance, water, 2 gated parking spaces, laundry room, bike storage, secure mailbox/package area and extra storage. A peaceful and rare treat, just moments from it all.



TREGGRUSTAD 310.623.8825  
PETER MAURICE

[ListingSantaMonica.com](http://ListingSantaMonica.com)



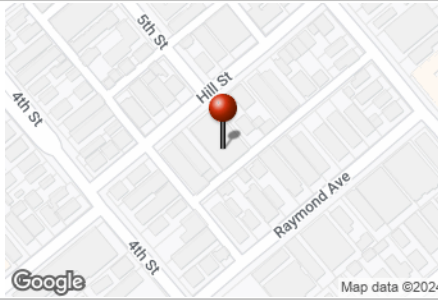
**428 Hill St #22**  
Santa Monica, CA 90405

**2  
Beds**

**Baths 2.00  
(2F 0T 0H 0Q)**

**938 Sqft  
Taped**

Condo/Co-op  
**LP \$899,000** ↓



<b>Area</b>	14 Santa Monica
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$958.42
<b>Lot Size</b>	14,788/Assessor
<b>HOA Fee 1 &amp; 2</b>	\$478.00(Monthly)
<b>Land Lease Amt</b>	
<b>MLS#</b>	24-387331
<b>APN</b>	4287-021-063

**Directions:** South of Ocean Park Blvd; West of Lincoln Blvd; East of 4th St

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Community/Development	
<b>Tax Mello Roos</b>	No
<b>Complex/Assoc Name</b>	Four Twenty Eight Hill Street HOA
<b>Pets Allowed/Rules</b>	Yes/Assoc Pet Rules
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Gated Community, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Extra Storage, Gated Parking
<b>Assoc Fees Include</b>	Earthquake Insurance, Building and Grounds, Water and Sewer Paid, Trash Paid
<b>Community Features</b>	Community Mailbox
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	Yes
<b>Short Term Rentals</b>	No
<b>Short Term Rental Duration</b>	

Structure Info	
<b>Year Built/Source</b>	1973/Assessor
<b>Stories</b>	2
<b>Building Type</b>	Condominium, Attached
<b>Units in Complex</b>	22
<b>Unit Floor #</b>	2
<b>PUD</b>	No
<b>Security</b>	Gated, Community
<b>View</b>	City, Tree Top
<b>Style</b>	Contemporary

Contract Info		DOM 68
<b>List Date</b>	05-02-2024	
<b>List Price</b>	\$899,000	
<b>Orig List Price</b>	\$949,000	
<b>Status Date</b>	05-02-2024	
<b>Change Date/Type</b>	07-09-2024/Price Change	
<b>Sale Type</b>	Standard	
<b>CSO</b>	2.5%	
<b>Co-Ownership</b>	No	

Land/Lot Info	
<b>Zoning</b>	SMOP2*
<b>Land Type</b>	
<b>Land Lease Purchase</b>	No
<b>Special Zone</b>	Property Report
<b>Horse Property</b>	No

Parking Details	
<b>Parking Type</b>	Assigned, Tandem, Garage
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	0
<b>Garage Spaces</b>	2
<b>Carport Spaces</b>	0

Interior Features	
<b># Fireplaces/Details</b>	1/Living Room, Gas
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	None
<b>Heating</b>	Radiant
<b>Laundry</b>	Community
<b>Equip/Apppl</b>	Ceiling Fan, Dishwasher, Built-Ins, Refrigerator, Range/Oven, Garbage Disposal, Hood Fan
<b>Flooring</b>	Carpet

Exterior Features	
<b>Pool</b>	No
<b>Spa</b>	None
<b>Tennis/Courts</b>	None
<b>Patio</b>	Living Room Balcony
<b>Roofing</b>	

**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. 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 © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144