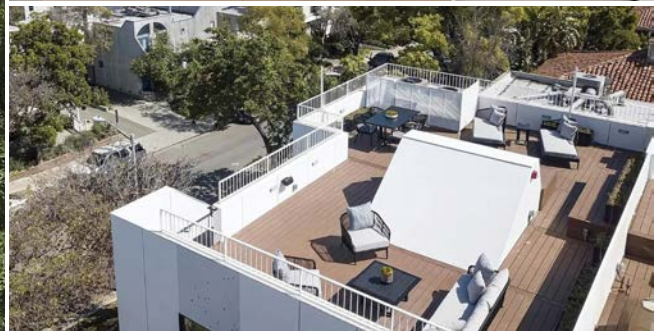


WeHo Modern Residence For Lease



1253 Sweetzer Ave #5, West Hollywood | \$4,950/month | 1253Sweetzer.com

Enjoy the indoor-outdoor lifestyle at this modern and sophisticated residence in the heart of West Hollywood. This 1 bedroom, 1 bathroom front-facing penthouse is one of only eight units in the building and features an approx. 600 sq.ft. private rooftop deck with direct access from within the unit. This outdoor space is highly unusual to find and provides an enviable environment to entertain while enjoying amazing views of the City. The luxurious interior space includes a large living area with room for dining and study areas, all with an airy, open-plan featuring nine-foot ceilings, floor-to-ceiling windows and huge skylight enabling incredible natural light throughout. The sleek, minimalist kitchen is a chef's delight, decked out with waterfall-style island and Miele appliances. An exquisite primary suite with wonderful closet space and a beautiful bathroom with Italian porcelain tiled walls and double vanity. Large format Italian tile and European white oak floors, recessed lighting and inside laundry complete the package. Designed by renowned, LA based architectural firm LOHA, and located moments to the best of West Hollywood living, including restaurants, retail, entertainment, and more. Rent includes 2 secure parking spaces (tandem), storage room, water, sewer, trash and internet. This lease is unfurnished only. One year minimum lease term. Envision yourself residing here - contact us for a showing.



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1253 N Sweetzer Ave #5
West Hollywood, CA 90069

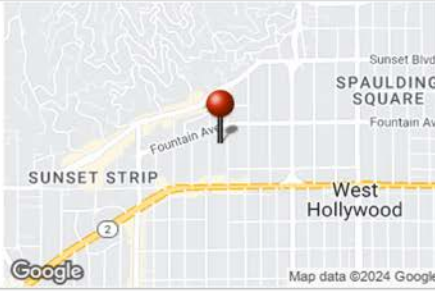
1
Beds

Baths 1.00
(1F 0T 0H 0Q)

977 Sqft
Developer

Lease

LP \$4,950



Area	10 West Hollywood Vicinity
Subdivision	
List Price Per Sqft	\$5.07
Lot Size	7,385/Vendor Enhanced
SFR or Condo/Apt or ADU	CA
Furnished	Unfurnished
MLS#	24-405255
APN	5554-022-035

Directions: From Sunset Boulevard, turn right on Sweetzer. 1 block south of Fountain. 1.5 blocks north of Santa Monica Boulevard. Located on west side of Sweetzer.

Remarks: Enjoy the indoor-outdoor lifestyle at this modern and sophisticated residence in the heart of West Hollywood. This 1 bedroom, 1 bathroom front-facing penthouse is one of only eight units in the building and features an approx. 600 sq.ft. private rooftop deck with direct access from within the unit. This outdoor space is highly unusual to find and provides an enviable environment to entertain while enjoying amazing views of the City. The luxurious interior space includes a large living area with room for dining and study areas, all with an airy, open-plan featuring nine-foot ceilings, floor-to-ceiling windows and huge skylight enabling incredible natural light throughout. The sleek, minimalist kitchen is a chef's delight, decked out with waterfall-style island and Miele appliances. An exquisite primary suite with wonderful closet space and a beautiful bathroom with Italian porcelain tiled walls and double vanity. Large format Italian tile and European white oak floors, recessed lighting and inside laundry (with washer and dryer included) complete the package. Designed by renowned, LA based architectural firm LOHA, and located moments to the best of West Hollywood living, including restaurants, retail, entertainment, and more. Rent includes 2 secure parking spaces (tandem), storage room, water, sewer, trash and internet. This lease is unfurnished only. One year minimum lease term. Envision yourself residing here - contact us for a showing.

Lease Terms	
Security Deposit	\$9,900
Available Date	
Credit Report Amount	
Credit Report Req.	Yes
Lease Terms	1+Year
Lease Length	
Month to Month	No
Deposit Garage	
Deposit Key	
Deposit Other	
Deposit Pet	
Tenant Pays	Insurance, Gas, Electric, Cable TV

Structure Info	
Year Built/Source	2019/Assessor
Stories	3
Attached/Detached	Condominium, Penthouse, Attached
Building Type	Condominium, Penthouse, Attached
Unit Floor #	3
Style	Modern
View	City, Hills
# in Complex	8
Unit Location	Top Floor
Exposure	East
Guest House	None
Levels	Two Level

Contract Info		DOM 43
List Date	06-18-2024	
List Price	\$4,950	
Orig List Price	\$6,000	
Status Date	06-18-2024	
Change Date/Type	07-31-2024/Price Change	
CSO	3%	
For Sale	No	
Lease Option	No	

Community/Development	
Pets Allowed/Rules	Yes
Assoc Amenities	Elevator, Extra Storage, Gated Community
Community Features	Community Mailbox
Highrise Amenities	

Parking Details	
Parking Type	Subterranean, Assigned, Community Garage, Controlled Entrance, Door Opener, Garage, Gated Underground, Garage Is Attached
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	

Interior Features	
# Fireplaces/Details	None
AC/Cooling	Air Conditioning, Central
Heating	Central
Laundry	In Closet, In Unit
Equip/Apppl	Alarm System, Built-Ins, Dishwasher, Freezer, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer, Dryer
Flooring	Hardwood, Tile

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	None
Patio	Roof Top Deck, Other - See Remarks

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: Peter Maurice CALDRE# 01129738

scan here to apply



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