

**1393 Allison AVE**  
LOS ANGELES, CA 90026

**2  
Beds**

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

**1,018/OT  
Sqft**

Condo/Co-op  
**LP \$625,000**



<b>Expected on Market</b>	
<b>Area</b>	21 Silver Lake - Echo Park
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$613.95
<b>Lot Size</b>	7,500/AS
<b>HOA Fee 1 &amp; 2</b>	\$250.00(Monthly)
<b>MLS#</b>	21-754652
<b>APN</b>	UNAVAILABLE

**Directions:** East on Sunset, right on Douglas, left onto Allison.

**Remarks:** Beautifully remodeled flat in Angelino Heights! Welcome home to beautiful views in this spacious and bright top-story two-bedroom in the heart of Echo Park, at the entrance to Angelino Heights and blocks from all the life on Sunset Blvd. Perched up a flight of steps with a loft-like feel, this charming home greets you with a faux fireplace, formal dining area, and stunning timeless design: butcher block countertops, brass finishes and new appliances. Two spacious bedrooms, one with a picture window overlooking Echo Park Hills, a remodeled with a deep tub, a convenient laundry room with W/D and additional storage, new ductless A/C and heat, and a single car garage spot are included. Unwind at magic hour on your private balcony or get out in the neighborhood: hikes and trails in Elysian Park a block away, Dodger Stadium a stone's throw away, and blocks from local favorites such as Sage Bistro, Honey Hi, Ostrich Farm, Guisados, the Friday farmer's market and Echo Park Lake. An intimate 4-unit HOA with low HOA's.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	1385-1387-1393-1395 Allison Street
<b>Pets Allowed/Rules</b>	Yes/Pets Permitted
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Maintains Landscape
<b>Assoc Fees Include</b>	Water and Sewer Paid, Insurance Paid
<b>Community Features</b>	
<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>	1921/Assessor
<b>Stories</b>	2
<b>Building Type</b>	Attached
<b>Units in Complex</b>	4
<b>Unit Floor #</b>	2
<b>PUD</b>	No
<b>Security</b>	Smoke Detector, Carbon Monoxide Detector(s)
<b>View</b>	City, Hills
<b>Style</b>	Traditional

Contract Info		DOM 6
<b>List Date</b>	07-04-2021	
<b>List Price</b>	\$625,000	
<b>Orig List Price</b>	\$625,000	
<b>Status Date</b>	07-04-2021	
<b>Change Date/Type</b>	07-08-2021/New Listing	
<b>Sale Type</b>	Standard	

Land/Lot Info	
<b>Zoning</b>	LARD2
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Special Zone</b>	Rent Control
<b>Horse Property</b>	

Parking Details	
<b>Parking Type</b>	Garage - 1 Car
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	1
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<b>Carport Spaces</b>	

Interior Features	
<b># Fireplaces/Details</b>	Decorative
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	Air Conditioning, Wall Unit(s)
<b>Heating</b>	Wall
<b>Equip/Apppl</b>	Hood Fan, Washer, Refrigerator, Range/Oven, Stackable W/D Hookup, Dryer, Garbage Disposal, Gas Dryer Hookup
<b>Flooring</b>	Hardwood, Tile

Exterior Features	
<b>Pool</b>	No
<b>Spa</b>	None
<b>Tennis/Courts</b>	None
<b>Patio</b>	Balcony
<b>Roofing</b>	
<b>Laundry</b>	In Unit, Room

**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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Elizabeth McDonald CALDRE# 01449897