

1395 Allison AVE
LOS ANGELES, CA 90026

2
Beds

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

981/OT
Sqft

Condo/Co-op
LP \$625,000



Expected on Market	
Area	21 Silver Lake - Echo Park
Subdivision	
List Price Per Sqft	\$637.10
Lot Size	7,500/AS
HOA Fee 1 & 2	\$250.00(Monthly)
MLS#	21-754560
APN	UNAVAILABLE

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

Remarks: Beautifully remodeled Angeleno Heights flat! Spacious and bright first-floor two-bedroom in the heart of Echo Park, at the entrance to Angelino Heights and blocks from all the life on Sunset Blvd. This charming home greets you with a picturesque covered sitting porch, a perfect setting for breezy afternoons. Retreat to your very pretty and totally private gated yard under twinkling cafe lights. Inside, the kitchen is stunning with timeless design: butcher block countertops, brass finishes and new appliances. A formal dining area and faux fireplace in the living room really make this home sing. Two spacious bedrooms, a remodeled bath 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. 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	
Tax Mello Roos	
Complex/Assoc Name	1385-1387-1393-1395 Allison Street
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape
Assoc Fees Include	Water and Sewer Paid, Insurance Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Structure Info	
Year Built/Source	1921/Assessor
Stories	2
Building Type	Attached
Units in Complex	4
Unit Floor #	1
PUD	No
Security	Smoke Detector, Carbon Monoxide Detector(s)
View	No
Style	Contemporary

Contract Info		DOM 2
List Date	07-08-2021	
List Price	\$625,000	
Orig List Price	\$625,000	
Status Date	07-08-2021	
Change Date/Type	07-08-2021/New Listing	
Sale Type	Standard	

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

Parking Details	
Parking Type	Garage - 1 Car
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	

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

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	None
Patio	Porch - Front, Covered Porch
Roofing	Composition Shingle
Laundry	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