



Laura Klein, Broker/Realtor

CNE, PSA, CBR, CLHMS, SRES, SRS, PMC

Klein Real Estate, License # 01435968

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11963 MAYFIELD AVE #102
LOS ANGELES, CA 90049

3 Beds	Baths 3.00 (2F 0T 1H 0Q)	1,961/AS Sqft
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Condo/Co-op
LP \$1,385,000

Active



Area	6 Brentwood
Subdivision	
List Price Per Sqft	\$706.27
Lot Size	7,376/AS
HOA Fee 1 & 2	\$650.00(Monthly)
MLS#	18-366920
APN	4265-009-118
OPEN HOUSE	07/21/2018 (2:00PM-5:00PM) 07/22/2018 (2:00PM-5:00PM)

Directions: East of Bundy Drive, North of Wilshire Blvd and South of San Vicente Blvd.

Remarks: Beautiful and spacious 3BD+3BA Brentwood townhome is centrally located near shops and restaurants on San Vicente and Wilshire Blvd. Enter this lovely townhome through its double door entry and enjoy the open concept floor plan from the dining area and living room. Open the living room French doors and experience a private and spacious patio that is perfect for summer grilling and indoor/outdoor entertaining. The kitchen has a breakfast area, SS appliances, lots of cabinets, walk-in pantry, and windows that stream natural light. Upstairs is the master bedroom with high ceilings, walk-in closet, and an en-suite bathroom. Just down the hall are two more bedrooms with spacious closets and a Jack and Jill bathroom. There are double pane windows, hardwood/tile/carpet floors, granite counters, recessed lights, multi-zone AC and a side by side washer/dryer. There is private stair access from the kitchen to the garage that leads to the parking. Move right in or add your personal design touch.

Agent Remarks: More photos to come next week. Offers will be reviewed and responded to when received. Accompany offers with a pre-approval letter, fico score, and verification of funds. Property is being sold as is, where is, in its current condition. Broker and Broker's agent(s) do not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size or lot dimensions, permitted or unpermitted spaces, or other information concerning the condition or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspections, with appropriate professionals and to satisfy themselves and rely on that.

Showing Remarks: Call/Text Mitra at 310-749-4264 or email mitramalekre@yahoo.com to schedule an appointment.

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Grand Mayfield
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	
Assoc Amenities	Controlled Access, Gated Parking
Assoc Fees Include	Building and Grounds, Insurance Paid, Trash Paid, Water and Sewer Paid
Community Features	Community Mailbox
Pending HO Asmt	
Oth. Mgmt. Co. Name	
Rental Restrictions	No
Short Term Rentals	
Short Term Rental Duration	

Structure Info	
Year Built/Source	1993/Assessor
Stories	2
Building Type	Attached, Condominium, Townhouse
Units in Complex	5
Unit Floor #	1
PUD	No
Security	Carbon Monoxide Detector(s), Fire Sprinklers, Gated, Smoke Detector
View	No
Style	Contemporary Mediterranean

Contract Info		DOM 2
List Date	07-18-2018	
List Price	\$1,385,000	
Orig List Price	\$1,385,000	
Status Date	07-18-2018	
Change Date/Type	07-19-2018/New Listing	
Sale Type	In Foreclosure	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is, CC and R	

Land/Lot Info	
Zoning	LARD1.5
Land Type	Fee
Land Lease	
Special Zone	Property Report
Horse Property	No

Parking Details	
Parking Type	Community Garage, Controlled Entrance, Driveway - Concrete, Gated Underground, Subterr Tandem
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	

Showing Info	
Contact Name	Mitra Malek
Contact Phone	1310 749-4264
Occupancy/Show	Call LA 1, Call LA 2, Call LA 3, Listing Agent Accompanies
Lockbox Location	No Key Safe
Lockbox Type	No Key Safe
Occupant Type	Owner
Gate Code	

Interior Features	
# Fireplaces/Details	1/Gas
Furnished	No
AC/Cooling	Central, Dual, Electric, Evaporative, Gas, Heat Pump(s), Multi/Zone
Heating	Central
Equip/Appl	Cable, Dishwasher, Garbage Disposal, Gas Dryer Hookup, Hood Fan, Intercom, Water Line to Refrigerator
Flooring	Hardwood, Tile

Exterior Features	
Pool	No
Spa	
Tennis/Courts	None
Patio	Living Room Deck Attached
Roofing	Composition Shingle, Tile
Laundry	In Closet, In Unit

Laura Klein Klein Real Estate LA1 CALDRE#: 01435968	
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Lawrence Klein Klein Real Estate LA3 CALDRE#: 00792401	
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