

**Charley Brown**  
**ABBOT KINNEY REAL ESTATE**  
 cb@AbbotKinneyRealEstate.com  
 310.962.8398

**STATUS:** Active

**ADDRESS:** 1121 21ST ST #2, SANTA MONICA 90403

**LP:** \$825,000



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**OPEN HOUSE:** [02/09/2010 \(11:00AM-2:00PM\)](#)

**RESIDENTIAL CONDO / COOP**

**STYLE:** Contemporary Mediterranean

**APN:** 4276-006-031

**UNIT LOC:** interior

**EXP:** North

**BALC:** N/A

**HORSE PROP:** No

**ELEM:** check w/city

**AREA:** (14) Santa Monica

**SUB:**

**HOA:**

**VIEW:** Yes

**PETS:** Yes

**LSE:** No

**JRHS:** check w/city

**MAP:** [631/F7](#)

**PUD:** No

**HOD:** \$300.00

**POOL:** No

**FP:** 1

**LOP:** No

**SRHS:** check w/city

**MLS#** 10-426309 **BR:** 3

**YB:** 1988

**STORIES:** 2

**#UNITS:** 4

**FLR#:** 1

**FUR:** No

**CMPLX:** Calshire HOA

**BA:** 2.50

**APX SF:** 1,418/AS

**EQ INS:** Yes

**PKG:** 2

**PKGC:** 2

**DIRECTIONS:** North of Wilshire... a block west of Whole Foods

**REMARKS:** Gorgeous town-home... great location! Stroll around the corner to Whole Foods... Walk to the shops and restaurants on Montana, Yoga Works, UCLA Medical Center Santa Monica or to the wonderful schools and Brentwood Art Center for your kids. Bike to the 3rd St. Promenade, beach, boardwalk or bike path. Designed to be modern and spacious with 3 bdrms, 2.5 baths, walk-in closets, hwd floors, large kitchen, fireplace, 2 patios, security and direct access from your private garage. Lots of closets... new roof... well maintained. Come see what Santa Monica living is all about!

**ROOMS:** Breakfast Bar,Dining Area,Living,Pantry,Patio Covered,Patio Open,Powder

**AMENITIES:** Controlled Access,Extra Storage

**EQUIP:** Alarm System,Built-Ins,Dishwasher,Garbage Disposal,Hood Fan,Microwave,Range/Oven,Refrigerator

**AIR:** Central

**FLOOR:** Hardwood,Tile

**FIREPL:** Living Room

**POOL:** None

**PARK:** Direct Entrance,Door Opener,Private Garage,Side By Side,Subterranean

**VIEW TYPE:** Other

**SEC:** Gated

**SEWER:**

**DISC:** As Is,Trust/Conservatorship

**OCC/SHOW:** 24-hr Notice,Call LA 1,Listing Agent Accompanies

**HEAT:** Central

**LAUNDRY:** Inside

**ROOF:** Other

**TYPE:** Condominium

**WATERFRONT:**

**FIN:** Cash,Cash To New Loan

**POSS:** Close Of Escrow

**SZONE:** Property Report

**LP:** \$825,000

**DOM:** 0

**LD:** 02/05/2010

**SP:**

**SSP:**

**BLOG Y/N:** Yes

**OLP:** \$825,000

**CD:**

**SD:**

**WD:**

**AVM Y/N:** Yes

**LA1:** Charley Brown III

**LA1#:**

**LA1 CELL:** 310-962-8398

**LA1 OTHER:**

**LA2:**

**LA2#:**

**LA2 CELL:**

**LA2 OTHER:**

**LA1 EMAIL:** cb@AbbotKinneyRealEstate.com

**LA2 EMAIL:**

**LO1:** Abbot Kinney Real Estate

**LO1#:** 310-396-2600

**LA1 FAX#:** 310-496-3190

**LO2:**

**LO2#:**

**LA2 FAX#:**

**CSO:** 2.5%

**LT:** ER

**LBA:**

**BAC:** Yes

**LS:** No

**EO:** Yes

**PROBATE:** No

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. Copyright © 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Charley Brown III DRE# 01257516