

317 WESTBOURNE DR
WEST HOLLYWOOD, CA 90048

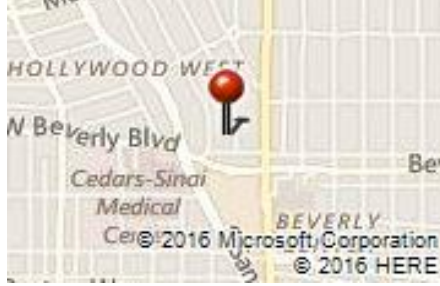
3
Beds

Baths 4.00
(3F 0T 1H 0Q)

0/DV
Sqft

Single Family
LP \$3,099,000

Active



Area	10 West Hollywood Vicinity
Subdivision	
Price Per Sqft	
Lot Size	4,800/AS
HOA 1&2	
MLS#	16-123130
APN	4337-015-047
List Date	05-09-2016
DOM	16

Directions: West of La Cienega and North of Beverly.

Remarks: This new architectural Modern features 3 bedrooms, 3.5 bathrooms, an outdoor family room, Control 4 smart home system, and in-ceiling speakers. The open floor plan seamlessly combines the living spaces for optimal functionality, showing off the walnut wood flooring. The designer kitchen is outfitted with Miele appliances, wine refrigerator, and Ernesto Meda kitchen cabinetry. Marvel at the designer closets and Antonio Lupi & Hans Grohe bathroom fixtures and cabinetry. Enjoy the outdoor deck, courtesy of the Fleetwood sliding doors, overlooking the pool and spa. Additional on-site parking in front. Prime location, just around the corner from the Beverly Center, the Grove, restaurants, and boutiques. This one-of-a-kind home is definitely a must see!

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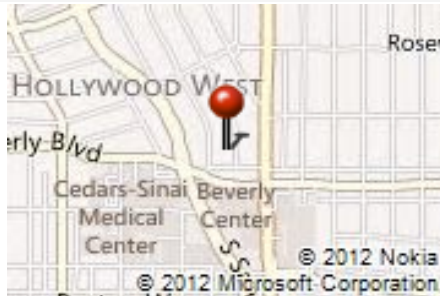
3
of Units

1,585/VN
Sqft

4,799/VN
Lot Size

Income
SP \$925,000

Sold



Area	10 West Hollywood Vicinity
Subdivision	
Price Per Sqft	\$630.00
Total Bedrooms	
Total Bathrooms	
MLS#	12-626471
APN	4337-015-047
List Date	09-25-2012
DOM	169

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,794.31	\$21,531.72	\$21,531.72
Unit 2	1	1	1.00	No	\$1,424.98	\$17,099.76	\$17,099.76
Unit 3	1	0	1.00	No	\$1,027.50	\$12,330.00	\$12,330.00

Directions: East of San Vicente, West of N La Cienega, South of Melrose

Remarks: A 1925 Spanish Triplex located in a hyper-pedigree neighborhood (S of Melrose/N of Beverly) in West Hollywood. While on a quiet, cul-de-sac street, you are just steps to the Beverly Center, the boutiques of Robertson, and some of the City's hottest eateries. 3 units in total: 2 front units are 1 bedroom/1 bath each. Third unit is a studio which has kitchen and bath. W/D on property for each unit. Grassy backyard area sits adjacent to a 2 car garage. (Studio delivered vacant - previous tenant was paying \$1027.50). Both 1 bed units are at/close to market rents.

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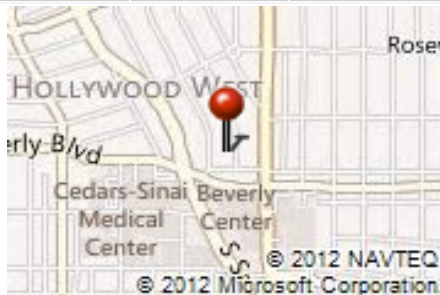
3
Beds

Baths 3.00
(0F 0T 0H 0Q)

Sqft

Single Family
LP \$999,000

Canceled



Area	10 West Hollywood Vicinity
Subdivision	
Price Per Sqft	
Lot Size	4,799/VN
HOA 1&2	\$0.00(N/A)
MLS#	12-612253
APN	4337-015-047
List Date	07-12-2012
DOM	75

Directions: E. of San Vicente, W. of N. La Cienega, S. of Melrose Ave.

Remarks: A 1925 Spanish Triplex located in a hyper-pedigree neighborhood (S of Melrose/N of Beverly) in West Hollywood. While on a quiet, cul-de-sac street, you are just moments from the Beverly Center, the boutiques of Robertson, and some of the City's hottest eateries. 3 units in total: 2 front units are 1 bedroom/1 bath each. Third unit is a studio which has kitchen and bath. W/D on property for each unit. Grassy backyard area sits adjacent to a 2 car garage. (Studio delivered vacant). Both 1 bed units are at/close to market rents. See website for floor-plan and further details. Rents are: 317-\$1794.31 319-\$1420.98 Studio - \$1027.50

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. MLS/PLUS™ Copyright © 2016 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: John Sweeney CalBRE# 01854719

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WEST HOLLYWOOD, CA 90048

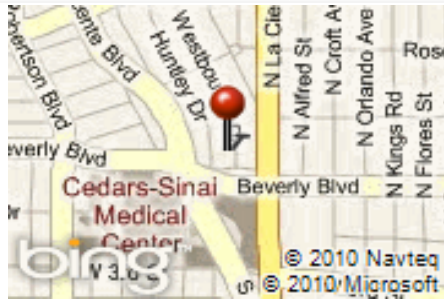
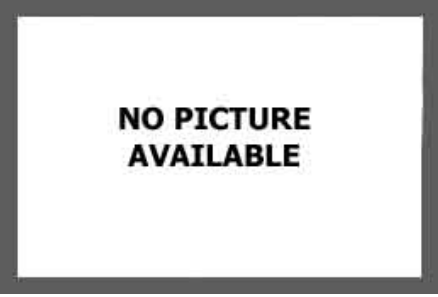
3
of Units

1,585/AS
Sqft

4,796/AS
Lot Size

Income
LP \$939,000

\$
Expired



Area	10 West Hollywood Vicinity
Subdivision	
Price Per Sqft	\$592.43
Total Bedrooms	
Total Bathrooms	
MLS#	05-014271
APN	4337-015-047
List Date	03-22-2005
DOM	62

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,300.00		
Unit 2	1	1	1.00	No	\$1,320.00		
Unit 3	1	0	1.00	No	\$400.00		

Directions: S. OF MELROSE, W. OF LA CIENEGA

Remarks: WONDERFUL TRIPLEX LOCATED ON A QUIET RESIDENTIAL CUL-DE-SAC IN BEST AREA OF WEST HOLLYWOOD, CLOSE TO MELROSE AND LA CIENEGA. PERFECT FOR OWNER/OCCUPANT OR INVESTOR. TWO 1 BEDROOM UNITS AND A STUDIO. RENTS ARE LOW. FEATURES INCLUDE HARDWOOD FLOORS. FORMAL DINING ROOMS AND RECENT UPDATES.

317 WESTBOURNE DR
LOS ANGELES, CA 90048

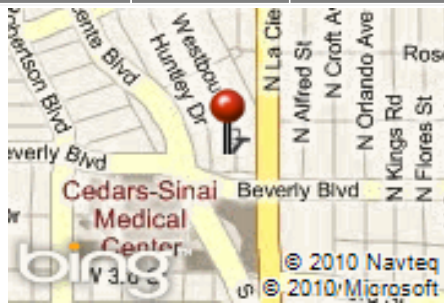
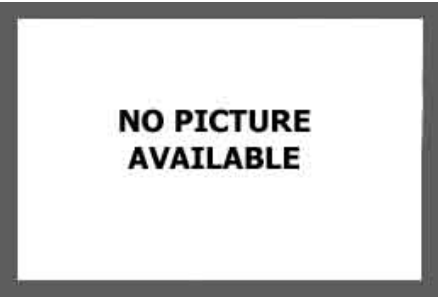
3
of Units

1,585/VN
Sqft

4,796/VN
Lot Size

Income
SP \$445,000

\$
Sold



Area	10 West Hollywood Vicinity
Subdivision	
Price Per Sqft	\$290.22
Total Bedrooms	
Total Bathrooms	
MLS#	00-213101
APN	4337-015-047
List Date	06-06-2000
DOM	146

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$0.00		
Unit 2	1	0	1.00	No	\$0.00		
Unit 3	1	1	1.00	No	\$0.00		

Directions: SOUTH OF MELROSE

Remarks: ALL 3 UNITS IN THIS TRIPLEX WILL BE VACANT AT THE CLOSE OF ESCROW. THERE IS A 2-CAR GARAGE AND A SMALL YARD. THE PROPERTY IS LOCATED AT THE END OF THE CUL-DE-SAC ON ONE OF WEST HOLLYWOOD'S BEST STREETS. BRING YOUR BUILDERS AND INVESTORS. EASY TO SHOW.

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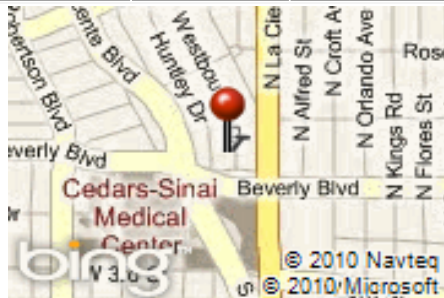
3
of Units

0
Sqft

0
Lot Size

Income
LP \$460,000

\$
Expired



Area	10 West Hollywood Vicinity
Subdivision	
Price Per Sqft	
Total Bedrooms	
Total Bathrooms	
MLS#	00-138167
APN	4337-015-047
List Date	04-17-2000
DOM	44

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$750.00		
Unit 2	1	1	1.00	No	\$770.00		
Unit 3	1	0	1.00	No	\$402.00		

Directions: SOUTH OF MELROSE.

Remarks: TRIPLEX WITH TWO ONE BEDROOM, ONE BATH UNITS PLUS A SINGLE. THE PROPERTY IS ON A CUL DE SAC STREET IN TRENDY WEST HOLLYWOOD. THERE IS A SMALL YARD AND A 2-CAR GARRAGE. NEEDS A LITTLE TLC. MUST HAVE 24 HRS. NOTICE. BOTH ONE BEDROOMS WILL BE VACANT AT THE CLOSE OF ESCROW.

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