



### Craig Thomas

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 CraigThomasRealtor.com

**1** 2131 Manning Ave  
 Los Angeles CA 90025

**3** Beds  
**Baths 3.00**  
 (2F 0T 1H 0Q)  
**1,724 Sqft**  
 Assessor

Single Family  
**LP: \$2,199,000**



|                     |                           |
|---------------------|---------------------------|
| Area                | 5 Westwood - Century City |
| Subdivision         |                           |
| List Price Per Sqft | \$1,275.52                |
| Lot Size            | 5,407/Assessor            |
| HOA Fee 1 & 2       |                           |
| MLS#                | 24-349973                 |
| APN                 | 4321-016-045              |

**OPEN HOUSE** 02/25/2024 (2:00PM-4:00PM)

**Directions :** North of Olympic, South of Mississippi, East of Overland, West of Prosser  
**Remarks :** Step into the charm of a picture-perfect Updated Tudor/Traditional residence nestled in the prime Westwood neighborhood. This home is not just a place to live; it's an ideal setting for entertaining, characterized by its light, brightness, and well-appointed features. Boasting 3 bedrooms, 2.5 baths, a loft, and an additional bonus room with a bath perfect for an at-home office or potential guest room this property is designed to meet your every need. The chef's kitchen is a culinary haven, inviting creativity and delicious meals. The generous dining room sets the stage for shared moments and memorable gatherings. The cozy living room, complete with a fireplace, adds warmth and character to the space. Step outside to discover a secure private backyard, featuring a built-in pergola, a grassy area, and mature landscaping that includes a majestic California Palm tree, acting as a grand exclamation point to the outdoor oasis. The central location of this home offers unparalleled access to Westwood Charter School, Century City, Beverly Hills, Expo Light rail, the adjoining Greenway, UCLA and the future UCLA facility. Whether you're looking for a top-notch education, shopping in upscale areas, or convenient transportation options, this residence puts it all within reach. Experience the perfect blend of style and functionality in this delightful Westwood abode a home where every detail is thoughtfully crafted for your comfort and enjoyment. Your new chapter begins here!

**Agent Remarks :** Limited access until after Caravan/Open House: Tuesday 01/23 11a-2p. Open again Saturday 01/27 2-4p and Sunday 01/28 2p-4p. Condition of 2 fireplaces are unknown. No repairs or credits. Seller has chosen the following services: Central Escrow, Provident Title and SnapNHD. Buyer and Buyer's Agent are advised to independently investigate all aspects of the property (including but not limited to, permits and uses, bed/bath counts, square footage, schools and their enrollment availability), verify the accuracy of all information provided through personal inspection & with appropriate professionals to Buyer's satisfaction.

**Showing Remarks :** TEXT LA 1 for appt to view -

| Community/Development             | Structure Info  | Contract Info                               | DOM 35 |
|-----------------------------------|---|---|--------|
| <b>Tax Mello Roos</b>             | <b>Year Built/Source</b> 1926 / Assessor                    | <b>List Date</b> 01-21-2024                 |        |
| <b>Complex/Assoc Name</b>         | <b>Stories</b> 1  | <b>List Price</b> \$2,199,000               |        |
| <b>Complex/Assoc Phone</b>        | <b>Attached/Detached</b> Detached                           | <b>Orig List Price</b> \$2,199,000          |        |
| <b>Assoc Amenities</b>            | <b>Guest House</b> None                                     | <b>Status Date</b> 01-21-2024               |        |
| <b>Assoc Fees Include</b>         | <b>PUD</b> No   | <b>Change Date/Type</b> 01-29-2024 / Active |        |
| <b>Assoc Pet Rules</b>            | <b>Sewer</b> In Connected and Paid                          | <b>Sale Type</b> Standard                   |        |
| <b>Community Features</b>         | <b>Style</b> Traditional                                    | <b>CSO</b>                                  |        |
| <b>Rental Restrictions</b>        | <b>View</b> No  | <b>Listing Type</b> Exclusive Right         |        |
| <b>Short Term Rentals</b>         | <b>Security</b> Carbon Monoxide Detector(s), Smoke Detector | <b>Disclosure</b> As Is                     |        |
| <b>Short Term Rental Duration</b> | <b>Dir Faces</b> Faces East                                 | <b>Financing</b> Cash To New Loan           |        |
| <b>Builders Tract Code</b>        | <b>Prop Condition</b> Updated/Remodeled                     | <b>Possession</b> Close Of Escrow           |        |
| <b>Builders Model Code</b>        | <b>Entry Floor #</b>  | <b>Scope Of Service</b> Full Service        |        |
| <b>Builders Model Name</b>        | <b>Maid's</b> No  |   |        |
| <b>Builders Name</b>              | <b>Prop Subtype</b>   |   |        |
| <b>Mgmt. Co. Name</b>             | <b>Levels</b> Two Level                                     |   |        |
| <b>Mgmt. Co. Phone</b>            |   |   |        |
| <b>Oth. Mgmt. Co. Name</b>        |   |   |        |
| <b>Oth. Mgmt. Co. Phone</b>       |   |   |        |

**Accessory Dwelling Unit**  
 This listing does not have any ADU.



| Land/Lot Info                                  | Parking Details              | Sale/Sold Info         |
|--|------------------------------|------------------------|
| <b>Zoning</b> LAR1                             | <b>Parking Type</b> Driveway | <b>Contract Date</b>   |
| <b>Land Type</b> Fee                           | <b>Total Spaces</b> 2        | <b>Sold Date</b>       |
| <b>Land Lease Purchase</b>                     | <b>Covered Spaces</b>        | <b>Sold Price</b>      |
| <b>Horse Property</b>                          | <b>Uncovered Spaces</b>      | <b>Sold Price/SqFt</b> |
| <b>Lot Acreage</b> 0.124                       | <b>Garage Spaces</b>         | <b>Sale Terms</b>      |
| <b>Special Zone</b> Property Report            | <b>Carport Spaces</b>        | <b>SP/LP</b>           |
| <b>Addl Parcel</b>                             | <b>Remote Controls</b>       |                        |
| <b>Lot Dimen</b> 40x136/AS                     |                              |                        |
| <b>Lot Descr.</b> Landscaped, Lawn, Front Yard |                              |                        |
| <b>Lot Location</b> Flats                      |                              |                        |

| Interior Features   | Exterior Features              |
|---|--------------------------------|
| <b># Fireplaces/Details</b> 2 / Living Room, Master Bedroom | <b>Pool</b> No                 |
| <b>nished</b> Unfurnished                                   | <b>Spa</b> None                |
| <b>Cooling</b> Air Conditioning                             | <b>Tennis/Courts</b>           |
| <b> Heating</b> Central, Forced Air                         | <b>Roofing</b> Asphalt Shingle |
| <b>Flooring</b> Hardwood, Engineered Hardwood               | <b>Fence</b>                   |

|                           |   |                           |                                      |
|---------------------------|---|---------------------------|--------------------------------------|
| <b>Equip/Appl</b>         | Dishwasher, Washer, Refrigerator, Range/Oven, Dryer, Garbage Disposal                                 | <b>Sprinklers</b>         | Sprinkler System                     |
| <b>Rooms</b>              | Bonus, Center Hall, Den/Office, Master Bedroom, Loft, Living, Converted Garage, Patio Covered, Dining | <b>Patio Features</b>     | Porch - Rear, Porch - Front, Covered |
| <b>Interior Features</b>  |   | <b>Entry Location</b>     | Living Room                          |
| <b>Kitchen Features</b>   | Remodeled, Stone Counters   | <b>Exterior Constr</b>    |                                      |
| <b>Bathroom Features</b>  | Double Vanity(s), Remodeled   | <b>Foundation Details</b> |                                      |
| <b>Bedroom Features</b>   | Master Bedroom, Master Suite, WalkInCloset  | <b>Other Struc Feat</b>   | French Doors                         |
| <b>Common Walls</b>       | Detached/No Common Walls  | <b>Other Structures</b>   | Cabana, Other                        |
| <b>Cooking Appliances</b> | Cooktop - Gas, Oven   | <b>RV Access Dimen</b>    |                                      |
| <b>Laundry</b>            | Inside, Laundry Area  | <b>Windows</b>            | Plantation Shutters, Window Blinds   |
| <b>Disability Access</b>  |   | <b>Water Heater Feat</b>  | Water Heater Unit                    |
| <b>Eating Areas</b>       | Dining Area   |                           |                                      |
| <b>220-Volt Location</b>  |   |                           |                                      |
| <b>TV Services</b>        |   |                           |                                      |

|                                     |  |                        |                          |
|-------------------------------------|--|------------------------|--------------------------|
| <b>Green</b>                        |  | <b>Location</b>        |                          |
| <b>Green Building Certification</b> |  | <b>Cross Streets</b>   |                          |
| <b>Green Certification Rating</b>   |  | <b>Alt St. Name</b>    |                          |
| <b>Green Certifying Body</b>        |  | <b>County</b>          | Los Angeles              |
| <b>Green HTA Index</b>              |  | <b>Country</b>         | UNITED STATES OF AMERICA |
| <b>Green Walk Score</b>             |  | <b>Map</b>             |                          |
| <b>Green Year Certified</b>         |  | <b>School District</b> | Los Angeles Unified      |
| <b>Green Energy Efficient</b>       |  | <b>Elementary</b>      | Westwood Charter         |
| <b>Green Energy Generation</b>      |  | <b>Junior HS</b>       | Emerson                  |
| <b>Green Indoor Air Quality</b>     |  | <b>Senior HS</b>       | University               |
| <b>Green Location</b>               |  | <b>Waterfront</b>      | None                     |
| <b>Green Sustainability</b>         |  | <b>Water District</b>  |                          |
| <b>Green Water Conservation</b>     |  |                        |                          |
| <b>Solar Ownership</b>              |  |                        |                          |
| <b>Lease Amount (Monthly)</b>       |  |                        |                          |
| <b>Lease Term</b>                   |  |                        |                          |

|                         |   |                         |  |
|-------------------------|---|-------------------------|--|
| <b>Q Showing Info</b>   |   | <b>Q Showing Info</b>   |  |
| <b>Contact Name</b>     |   | <b>Lockbox Location</b> |  |
| <b>Contact Phone</b>    | 310-990-6267  | <b>Lockbox Type</b>     |  |
| <b>Occupancy/Show</b>   | 24-hr Notice, Call Seller's Agent 1, Agent or Owner to be Present, Appointment w/List. Office | <b>Occupant Type</b>    |  |
| <b>Sign on Property</b> | Yes   | <b>Gate Code</b>        |  |

|   |                                   |  |                                   |
|---|-----------------------------------|--|-----------------------------------|
|  <b>SEAN MCMILLAN</b><br>HEYLER REALTY<br>  DRE#: 02014153<br>SELLER'S AGENT1   CALDRE#: 01147016 |                                   |  <b>JAE WU</b><br>HEYLER REALTY<br>  DRE#: 02014153<br>SELLER'S AGENT2   CALDRE#: 01207394 |                                   |
| <b>Phone/Cell</b>   | p: 310-470-2030 / c: 310-990-6267 | <b>Phone/Cell</b>  | p: 310-470-2030 / c: 310-997-4323 |
| <b>Email</b>  | team@heyler.com                   | <b>Email</b>   | team@heylerrealty.com             |
| <b>Fax</b>  | 310-928-1970                      | <b>Fax</b>   | 310-928-1970                      |
| <b>Office Phone/Fax</b>   | p: 310-470-2030 / f: 310-928-1970 | <b>Office Phone/Fax</b>  | p: 310-470-2030 / f: 310-928-1970 |

**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 © 2024 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Craig Thomas CALDRE#:02101845 | DMCA

## Contact Information

## Book an Appointment

