

**954 14TH ST #5**  
SANTA MONICA, CA 90403

**2  
Beds**

**Baths 3.00  
(2F 0T 1H 0Q)**

**2,351/VN  
Sqft**

Condo/Co-op  
**LP \$1,625,000**



|                            |                             |
|----------------------------|-----------------------------|
| <b>Area</b>                | 14 Santa Monica             |
| <b>Subdivision</b>         |                             |
| <b>List Price Per Sqft</b> | \$691.20                    |
| <b>Lot Size</b>            | 7,485/VN                    |
| <b>HOA Fee 1 &amp; 2</b>   | \$460.00(Monthly)           |
| <b>MLS#</b>                | 19-426844                   |
| <b>APN</b>                 | 4281-014-096                |
| <b>OPEN HOUSE</b>          | 01/27/2019 (1:00PM-4:00PM)  |
|                            | 01/29/2019 (11:00AM-2:00PM) |

**Directions:** 2 BLOCKS SOUTH OF MONTANA AVENUE & 2 BLOCKS NORTH OF WILSHIRE, LOTS OF STREET PARKING

**Remarks:** Fabulous Townhouse for your most discriminating Buyers who want the best location & value in Santa Monica! Captivating 2 Bedrooms each with their own enclosed bathrooms & private terraces. Situated in a 5 Unit Complex with only 1 common wall w/North and South Views for double light & ocean cross breezes. Hardwood floors, a gas fireplace, plantation shutters, gourmet eat-in Kitchen with a private terrace & stainless steel appliances on main level. Excellent floor plan w/direct 2 car side/side private garage, a gym/massage room & wine rack located on the lower level. The Master Bedroom has soaring ceilings, huge walk in closet, 2 private terraces, a separate tub & shower bathroom with high ceilings & a window. The media room/loft/office makes a great convertible 3rd bedroom with it's own closets. The show stopper is the roof top terrace for entertaining, BBQ's & afternoon naps. Moments from famed Montana Avenue, Huckleberry's, Milo & Olive, the beach & Pacific Ocean! Surf's up!

**Agent Remarks:** EASY TO SHOW DAILY BY APPOINTMENT

**Showing Remarks:** CONTACT MATT ISBELL FOR SHOWINGS MONDAY-FRIDAY AT 310-259-7450 mattisbell@gmail.com. FOR SATURDAY & SUNDAY: CONTACT DAVID T. KESSLER

| Community/Development             |  |
|-----------------------------------|--|
| <b>Tax Mello Roos</b>             | Unknown  |
| <b>Complex/Assoc Name</b>         | 954 14TH STREET  |
| <b>Pets Allowed/Rules</b>         | Yes/Assoc Pet Rules  |
| <b>Highrise Amenities</b>         |  |
| <b>Assoc Amenities</b>            | Controlled Access, Extra Storage, Gated Community, Gated Parking, Guest Parking, Hot Water |
| <b>Assoc Fees Include</b>         | Building and Grounds, Earthquake Insurance, Water Paid                                     |
| <b>Community Features</b>         |  |
| <b>Pending HO Asmt</b>            |  |
| <b>Oth. Mgmt. Co. Name</b>        |  |
| <b>Rental Restrictions</b>        | No   |
| <b>Short Term Rentals</b>         | No   |
| <b>Short Term Rental Duration</b> |  |

| Structure Info           |  |
|--------------------------|--|
| <b>Year Built/Source</b> | 2001/Appraiser   |
| <b>Stories</b>           | 3  |
| <b>Building Type</b>     | Condominium  |
| <b>Units in Complex</b>  | 5  |
| <b>Unit Floor #</b>      | 1  |
| <b>PUD</b>               | No   |
| <b>Security</b>          | 24 Hour, Carbon Monoxide Detector(s), Community, Fire and Smoke Detection System, Smoke Detector |
| <b>View</b>              | City, City Lights, Hills, Peek-A-Boo, Tree Top   |
| <b>Style</b>             | Contemporary   |

| Contract Info           |                        | DOM 0 |
|-------------------------|------------------------|-------|
| <b>List Date</b>        | 01-24-2019             |       |
| <b>List Price</b>       | \$1,625,000            |       |
| <b>Orig List Price</b>  | \$1,625,000            |       |
| <b>Status Date</b>      | 01-24-2019             |       |
| <b>Change Date/Type</b> | 01-24-2019/New Listing |       |
| <b>Sale Type</b>        | Standard               |       |
| <b>CSO</b>              | 2.5%                   |       |
| <b>Listing Type</b>     | Exclusive Right        |       |
| <b>Disclosure</b>       | As Is                  |       |

| Land/Lot Info              |                 |
|----------------------------|-----------------|
| <b>Zoning</b>              | SMR2*           |
| <b>Land Type</b>           |                 |
| <b>Land Lease Purchase</b> |                 |
| <b>Special Zone</b>        | Property Report |
| <b>Horse Property</b>      | No              |

| Parking Details         |   |
|-------------------------|---|
| <b>Parking Type</b>     | Assigned, Attached, Covered Parking, Door Opener, Garage - 2 Car, Gated, Parking for Guests, Private Garage, Side By Side, Subterranean, Subterr Side by Side |
| <b>Total Spaces</b>     | 2   |
| <b>Covered Spaces</b>   | 2   |
| <b>Uncovered Spaces</b> | 0   |
| <b>Garage Spaces</b>    | 2   |
| <b>Carport Spaces</b>   |   |

| Showing Info            |  |
|-------------------------|--|
| <b>Contact Name</b>     | DAVID T. KESSLER   |
| <b>Contact Phone</b>    | 310-245-6715   |
| <b>Occupancy/Show</b>   | Appointment w/List. Office, Call LA 1, Listing Agent Accompanies |
| <b>Lockbox Location</b> | No Key Safe  |
| <b>Lockbox Type</b>     | No Key Safe  |
| <b>Occupant Type</b>    | Owner  |
| <b>Gate Code</b>        |  |

| Interior Features           |   |
|-----------------------------|---|
| <b># Fireplaces/Details</b> | 1/Gas, Gas Starter, Living Room   |
| <b>Furnished</b>            | Unfurnished   |
| <b>AC/Cooling</b>           | Air Conditioning  |
| <b>Heating</b>              | Central   |
| <b>Equip/Apppl</b>          | Built-Ins, Cable, Dishwasher, Dryer, Freezer, Garbage Disposal, Gas Or Electric Dryer Hookup, Hood Fan, Intercom, Microwave, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator |
| <b>Flooring</b>             | Carpet, Hardwood  |

| Exterior Features    |  |
|----------------------|--|
| <b>Pool</b>          | No   |
| <b>Spa</b>           | None   |
| <b>Tennis/Courts</b> | None   |
| <b>Patio</b>         | Balcony, Patio Open, Porch - Rear, Roof Top Deck, Tile |
| <b>Roofing</b>       |  |
| <b>Laundry</b>       | In Unit, Inside, Laundry Area                          |

**David T. Kessler**  
Coldwell Banker Residential Brokerage  
LA1 CALDRE#: 01183277

|                     |                                   |
|---------------------|-----------------------------------|
| <b>Phone / Cell</b> | p: 310-271-4890 / c: 310-245-6715 |
| <b>Email</b>        | david@davidtkessler.com           |
| <b>Office Phone</b> | 310-777-6200                      |

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. VESTAPLUS™ Copyright © 2019 by The MLS™. Information deemed reliable but not guaranteed. Presented by: David T. Kessler CALDRE# 01183277

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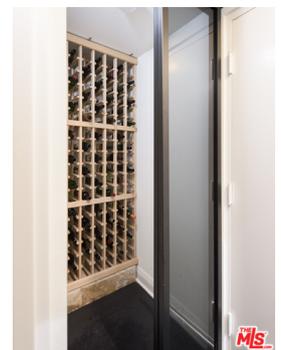
2  
Beds

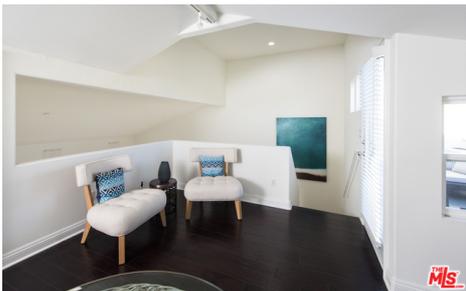
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Active







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