

Presented by Mimi and Jon Torp  
 310-979-3964, 310-979-3987  
**Selling Homes On Planet Earth**

**REDUCED!!**

**STATUS:** Active    **ADDRESS:** 12919 MONTANA AVE #103, LOS ANGELES ,CA 90049

**LP:** \$735,000



**RESIDENTIAL CONDO / COOP**  
**STYLE:** Contemporary  
**APN:** 4264-007-040  
**UNIT LOC:** N/A  
**EXP:** N/S/W  
**BALC:** Yes  
**HORSE PROP:**  
**ELEM:**

**AREA:** (6) Brentwood  
**SUB:**  
**HOA:**  
**VIEW:** Yes  
**PETS:** Yes  
**LSE:** No  
**JRHS:**

**MAP:** 631/F5    **MLS#** 08-318823  
**PUD:** No    **YB:** 1979  
**HOD:** \$535.00    **STORIES:** 1  
**POOL:** No    **#UNITS:** 9  
**FP:** 1    **FLR#:** 1  
**LOP:** No    **FUR:** No  
**SRHS:**

**BR:** 2  
**BA:** 2.00  
**APX SF:** 1,561/VN  
**EQ INS:** Yes  
**PKGT:** 2  
**PKG:** 2  
**CMLPX:** Brentwood Castellano

**DIRECTIONS:** East if 26th St, corner of Moreno & Montana Avenues  
**REMARKS:** Gracious and bright 2 bedroom, 2 bath large end unit in the finest Brentwood neighborhood. Freshly painted, smooth ceilings, gleaming wood floors, and stunning views of multi-million dollar homes. Huge living room with gorgeous fireplace, large kitchen with breakfast area. Master suite with wall of closets and separate tub and shower in bathroom + new A/C & heat. Elevated off the street, feels like a home. Near Brentwood Country Club and the Brentwood Country Mart. Building has Earthquake Insurance.

**ROOMS:** Breakfast Area,Dining,Living,Patio Open  
**AMENITIES:** Controlled Access,Elevator,Extra Storage  
**EQUIP:** Cable,Dishwasher,Garbage Disposal,Range/Oven  
**AIR:** Central  
**FLOOR:** Hardwood,Vinyl  
**FIREPL:** Living Room  
**POOL:** None  
**PARK:** Community Garage,Side By Side  
**VIEW TYPE:** Green Belt  
**SEC:** Community  
**SEWER:**  
**DISC:** As Is,LA/Owner Related,Trust/Conservatorship  
**OCC/SHOW:** Listing Agent Accompanies

**HEAT:** Central  
**LAUNDRY:** Inside  
**ROOF:** Composition  
**TYPE:** Condominium,Low Rise  
**WATERFRONT:**  
**FIN:** Cash,Cash To New Loan  
**POSS:** Negotiate  
**SZONE:** Property Report

**LP:** \$735,000    **DOM:** 48    **SP**    **SSP:**    **OLP:** \$799,000  
**LD:** 10/03/2008    **CD:**    **SD:**    **WD:**

**LA1:** Mimi Stevens-Torp    **LA1#:** 310-979-3964    **LA1 CELL:**    **LA1 OTHER:**  
**LA2:** Jonathan Torp    **LA2#:** 310-979-3987    **LA2 CELL:** 310-985-5995    **LA2 OTHER:**  
**LA1 EMAIL:** mimi@stevens-torp.com    **LA2 EMAIL:** jon@stevens-torp.com  
**LO1:** Coldwell Banker- Brentwood    **LO1#:** 310-207-3711    **LA1 FAX#:** 310-826-8541  
**LO2:** Coldwell Banker- Brentwood    **LO2#:** 310-207-3711    **LA2 FAX#:** 310-829-9127  
**CSO:** 3%    **LT:** ER    **LBA:** No    **BAC:** Yes    **LS:** No    **EO:** No    **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 © 2008 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.