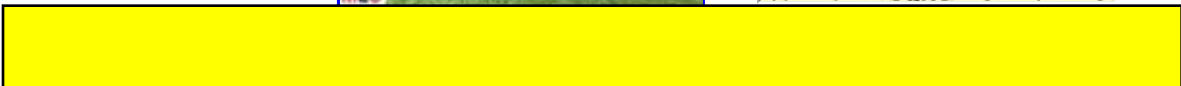


Presented by Mimi Stevens and Jon Torp
 310-979-3964
 www.stevens-torp.com

STATUS: [Active](#)

ADDRESS: [264 Conway AVE , LOS ANGELES ,CA 90024](#)

LP: [\\$3,899,000](#)



RESIDENTIAL SINGLE FAMILY	AREA: (5) Westwood - Century City	MLS#: 06-100753	MAP: 592/C7	BR: 5
STYLE: Mediterranean	SUB:	PUD: No	YB: 1930	BA: 5.00
APN: 4359-008-026	ZONE: LAR1	HOD: \$0.00	STO: 2	APX SF: 4,252/AS
ADP: No	VU: No	PL: Yes	APX LDM:	APX
APX ACREAGE: 0.29	GH: Att'd	FP: 1		LSZ: 12,415/AS
HORSE PROP: No	LSE: No	LOP: No	FUR: No	PKG: 2
ELEM: Check with City	JRHS: Check with City	SRHS: Check with City		PKGC: 2

DIRECTIONS: S/Sunset, W/Beverly Glen
REMARKS: Hard to believe it's still available. Reduced & ready to SELL! Best buy on best street in Little Holmby. Gracious, charming 1930 Medit, hand stenciled beams in LR, arch ways, wood burning FP, elegant dining area, fantastic family room leads out to large grassy yard w/swimmer's pool. Downstairs office w/powder room. Upstairs 4 family bedrooms + incredible guest suite w/separate outdoor entry. Master w/4 closets + balcony. Superb opportunity to own a beautiful home in an excellent neighborhood.

ROOMS: Breakfast Area,Dining Area,Family,Living,Powder,Service Entrance,Other
EQUIP: Barbeque,Dishwasher,Garbage Disposal,Range/Oven,Refrigerator
AIR: Central
FLOOR: Hardwood
FIREPL: Living Room
POOL: Heated,Private
PARK: Detached,Garage
VIEW TYPE: None
SEC: Owned
SEWER: In Street
DISC: Other
OCC/SHOW: Listing Agent Accompanies

HEAT: Gravity
LAUNDRY: Inside
ROOF: Tile
TENNIS: None
SPA: None
WATERFRONT: None
FIN: Cash,Cash To New Loan
POSS: Negotiate
SZONE:

LP: \$3,899,000 DOM: 70 SP: SSP: OLP: \$4,150,000
 LD: 06/01/2006 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	
LO2: Coldwell Banker- Brentwood		LO2#: 310-207-3711	
CSO: 2.5%	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 © 2006 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.