

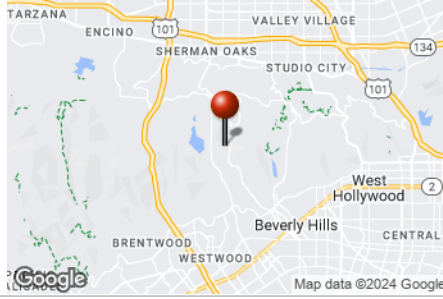
**9934 Westwanda Dr #Gst Hse**  
Beverly Hills Post Office, CA 90210

**0  
Beds**

**Baths 1.00  
(0F 1T 0H 0Q)**

**Sqft**

Lease  
**LP \$2,750** ↓



<b>Area</b>	2 Beverly Hills Post Office
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	
<b>Lot Size</b>	20,000/Assessor
<b>SFR or Condo/Apt or ADU</b>	SFR
<b>Furnished</b>	Unfurnished
<b>MLS#</b>	24-382809
<b>APN</b>	UNAVAILABLE

**Directions:** North of Sunset, off Benedict Canyon

**Remarks:** A most charming, ivy covered guest house studio cottage in a quiet, serene setting in Benedict Canyon. This sits above the street over the two-car garage. One large, light and bright open room, recently remodeled, has a gorgeous vaulted ceiling and windows overlooking the trees and surrounding canyon. There is a dining area, a walk-in closet and newer appliances in the kitchen complete with refrigerator, two-burner cooktop, microwave oven and dishwasher, there is also AC and heat. In addition, a private patio is included and easy street parking, and laundry in the garage. The peacefulness and calm of this special location will capture your senses. The adjacent canyon offers an opportunity for hiking and communing with nature, yet is close to the city. Electricity, gas, water, trash, gardener and WiFi are included. ...No Sign on Property. PLEASE DO NOT DISTURB OCCUPANT. Thank you.

**Showing Remarks:** call listing agents only

Lease Terms	
<b>Security Deposit</b>	\$5,900
<b>Available Date</b>	
<b>Credit Report Amount</b>	
<b>Credit Report Req.</b>	Yes
<b>Lease Terms</b>	1-Year, 1+Year
<b>Lease Length</b>	
<b>Month to Month</b>	No
<b>Deposit Garage</b>	
<b>Deposit Key</b>	
<b>Deposit Other</b>	
<b>Deposit Pet</b>	
<b>Tenant Pays</b>	Insurance

Structure Info	
<b>Year Built/Source</b>	1950/Assessor
<b>Stories</b>	1
<b>Attached/Detached</b>	Detached
<b>Building Type</b>	Detached
<b>Unit Floor #</b>	
<b>Style</b>	Cottage
<b>View</b>	Canyon, Trees/Woods
<b># in Complex</b>	
<b>Unit Location</b>	
<b>Exposure</b>	
<b>Guest House</b>	Detached
<b>Levels</b>	One Level

Contract Info		DOM 33
<b>List Date</b>	04-20-2024	
<b>List Price</b>	\$2,750	
<b>Orig List Price</b>	\$2,950	
<b>Status Date</b>	04-20-2024	
<b>Change Date/Type</b>	05-23-2024/Price Change	
<b>CSO</b>	3%	
<b>Renewal Comp</b>	No	
<b>Disclosure</b>	As Is	
<b>For Sale</b>	No	
<b>Lease Option</b>	No	

Community/Development	
<b>Pets Allowed/Rules</b>	Call
<b>Assoc Amenities</b>	None
<b>Community Features</b>	
<b>Highrise Amenities</b>	

Parking Details	
<b>Parking Type</b>	Unassigned, Uncovered
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	0
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carpport Spaces</b>	

Showing Info	
<b>Contact Name</b>	
<b>Contact Phone</b>	
<b>Gate Code</b>	
<b>Lockbox Location</b>	
<b>Lockbox Type</b>	
<b>Occupancy/Show</b>	Animal/Pets on Property, Agent or Owner to be Present
<b>Occupant Type</b>	Owner

Interior Features	
<b># Fireplaces/Details</b>	None
<b>AC/Cooling</b>	Air Conditioning, Electric
<b>Heating</b>	Electric, Combination
<b>Laundry</b>	Garage
<b>Equip/Apppl</b>	Dishwasher, Dryer, Garbage Disposal, Microwave, Refrigerator, Washer, Ceiling Fan
<b>Flooring</b>	Wood

Exterior Features	
<b>Pool</b>	No
<b>Spa</b>	
<b>Tennis/Courts</b>	
<b>Patio</b>	

<b>Mimi Stevens-Torp</b>	
Compass DRE#: 01991628	
Seller's Agent1 CALDRE#: 00971028	
<b>Phone / Cell</b>	p: 310-622-7496 / c: 310-985-5996
<b>Email</b>	mimi@stevens-torp.com
<b>Office Phone</b>	310-820-0195

<b>Jonathan Torp</b>	
Compass DRE#: 01991628	
Seller's Agent2 CALDRE#: 01259259	
<b>Phone / Cell</b>	p: 310-622-7495 / c: 310-985-5995
<b>Email</b>	Jon@thetorps.com
<b>Office Phone</b>	310-820-0195

<b>Emily Torp</b>	
Compass DRE#: 01991628	
Seller's Agent3 CALDRE#: 02168660	
<b>Phone / Cell</b>	p: 310-968-4470 / c: 310-968-4470
<b>Email</b>	emily.torp@compass.com
<b>Office Phone</b>	310-437-7500

**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: Jonathan Torp CALDRE# 01259259