

9509 W Olympic Blvd features/upgrades

Buyer to perform their own investigations to their satisfaction.

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- HOA is \$400/month, includes insurance.
- HOA will have close to \$40,000 in reserves by April 2026.
- Currently there are no assessments as the owner paid off their \$10k portion.
- Earthquake retrofitting done per Beverly Hills approved requirements.
- Community balconies inspection done per Beverly Hills requirements.

Features

- Located in the back of the community away from Olympic Blvd, with entrance from El Camino Dr.
- Remodeled with a new kitchen and three new bathrooms using licensed contractors and sub-contractors. Bathrooms are finished with premium Italian-crafted tile and stone.
- New energy-saving windows.
- New window shades
- Re-finished engineered wood floors.
- New chandeliers
- New roof in 2025 has 10 years warranty.
- New garage door installed in under 2 years.
- Exterior paint done 3 years ago.