



## 3101 5TH AVENUE #9 | SANTA MONICA

- 2-Level, 1BR/1BA, beach townhouse w/ balcony
- 800+ SQFT of Living Space
- Townhouse style w/ large courtyard setting
- Updated kitchen w/ new appliances & countertops
- Living, kitchen & dining area on first level
- Bedroom & bathroom on second level\
- Washer/Dryer inside unit
- Open floor plan w/ lots of light throughout
- 30ft ceilings w/ large windows
- Hardwood floors downstairs
- Carpet & tile upstairs
- Gas fireplace in living area
- Property provides privacy & quiet beach living
- Spacious balcony off master bedroom
- Secure parking for 1 car
- Lots of storage space w/ parking area
- Gated & secured entrance
- Great Santa Monica schools & city benefit
- 13 units made up of friendly & easy to work with neighbors
- Brand new Whole Foods is only a few blocks away
- Eclectic community
- Easy access to freeway
- Steps to Santa Monica beach, bike, yoga & jogging paths
- Walk to hip Main Street cafes, shops & restaurants
- HOA fees: \$325/month includes water, gas, trash/recycling & outdoor maintenance

**Asking Price \$449,000**  
[www.3101Fifth.com](http://www.3101Fifth.com)

**2-LEVEL BEACH TOWNHOME / YEAR BUILT: 1972**

**BRIAN MASER.COM** 

THE CONDO SALES LEADER  
**310.795.8010**

SANTA MONICA | VENICE | MARINA DEL REY

 **abbot kinney real estate**  
by stacy frank & associates

