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Friday, January 6, 2012

Customer Brief Photo Report - Residential

Page 1 of 36

11253 De Haven AV Pacoima 91331 ML#: F12002103 Status: Active LP: \$235,900

PType: SFR	Area: Pacoima	YrBuilt: 1954/ASR	Orig. Price: \$235,900
Lease?: No	County: Los Angeles	Heat: Wall Heater	Sold Price:
HOA:	MB: 502E1	AC: None	List Date: 01/04/2012
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 2/2
Laundry:	Pool: None	#Grg Spcs: 2	Bed: 3
Sale Type: Real Estate Owned	View: None	Sqft (Src): 1,116 (A)	Total Baths: 1
		Ac/LotSqft(Src): 0.17/7,238(A)	\$/Sqft: \$211.38

Description

Sharp home, just right for a starting family, new interior paint, great floor plan with spacious living room, bright kitchen with beautiful tiled flooring and granite counter tops, wood flooring in living room and bedrooms, nice tile flooring at bath, huge back yard with a cover patio, great curb appeal, to show is to sell hurry this home won't last. Sold in As Is condition. Please see Agent remarks for important information.

Property Photos



11427 Osborne PL Sylmar 91342	ML#: F12001170	Status: Active	LP: \$245,000
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PType: SFR	Area: Sylmar	YrBuilt: 1946/ASR	Orig. Price: \$245,000
Lease?: No	County: Los Angeles	Heat: None	Sold Price:
HOA:	MB: None	AC: None	List Date: 01/03/2012
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 3/3
Laundry:	Pool: None	#Grg Spcs: 0	Bed: 2
Sale Type: Real Estate Owned	View: Mountain	Sqft (Src): 572 (A)	Total Baths: 1
		Ac/LotSqft(Src): 0.52/22,564(A)	\$/Sqft: \$428.32

Description

Bank-Owned horse property. 1/2 acre lot with existing fixer adjacent to 210 freeway. Huge potential with the right vision. Motivated seller. Contact broker for more information and/or to view property.

Property Photos



13774 Daventry ST Pacoima 91331	ML#: F12000503	Status: Active	LP: \$235,000
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PType: SFR	Area: Pacoima	YrBuilt: 1952/ASR	Orig. Price: \$235,000
Lease?: No	County: Los Angeles	Heat: Natural Gas	Sold Price:
HOA:	MB: 502 B2	AC: Wall Window	List Date: 12/31/2011
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 6/6
Laundry:	Pool: None	#Grg Spcs: 1	Bed: 4
Sale Type: Standard	View: Neighborhood	Sqft (Src): 1,304 (A)	Total Baths: 2
		Ac/LotSqft(Src): 0.14/6,048(A)	\$/Sqft: \$180.21

Property Photos



13294 Pierce ST Pacoima 91331	ML#: F11165013	Status: Active	LP: \$229,000
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PType: SFR	Area: Pacoima	YrBuilt: 1951/ASR	Orig. Price: \$229,000
Lease?: No	County: Los Angeles	Heat: Wall Heater	Sold Price:
HOA:	MB:	AC: Wall Window	List Date: 12/30/2011
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio: Yes	DOM/CDOM: 7/7
Laundry: Area	Pool: None	#Grg Spcs: 2	Bed: 3
Sale Type: Real Estate Owned	View: Neighborhood	Sqft (Src): 1,136 (A)	Total Baths: 1
		Ac/LotSqft(Src): 0.14/6,149(A)	\$/Sqft: \$201.58

Description

Cozy corner home with large front and rear yard. Nice living room opens into a dining area. The remodeled kitchen with granite counter and newer cabinets and tiled flooring. All spacious bright and carpeted bedrooms. An oversized service room for possible additional storages. The detached 2-car garage and long drive way offers additional off street parkings. Great floor plan and fantastic well priced home for first time home buyers and Family. You will love this one! It is move in condition.

Property Photos



Updated Kitchen



Spacious Living Room

Dining Area

One of three bedrooms



Laundry Area

Long Driveway



Rear yard



Recessed Lighting

10144 Kester AV Mission Hills (San Fernando) CA 91345 164801

Status: Active

LP: \$249,950

PType: **SFR**
 Lease?: **No**
 HOA:
 # of Units:
 Pets:
 Laundry: **Inside**
 Sale Type: **Standard**

Area: **Mission Hills**
 County: **Los Angeles**
 MB:
 Stories: **One Level**
 55+: **No**
 Pool: **None**
 View: **None**

YrBuilt: **1953/ASR**
 Heat: **Floor Furnace**
 AC: **None**
 Yard:
 Patio:
 #Grg Spcs: **2**
 Sqft (Src): **1,217 (A)**
 Ac/LotSqft(Src): **0.18/7,935(A)**

Orig. Price: **\$249,950**
 Sold Price:
 List Date: **12/28/2011**
 End Date:
 DOM/CDOM: **9/9**
 Bed: **3**
 Total Baths: **2**
 \$/Sqft: **\$205.38**

Description

This three bedroom, two bath home features separate eating area and a nice Mission Hills location. The orientation of the home is facing west and has a nice sized backyard. The interior is clean and well cared for. There is lots of natural light and a calm and relaxed "feel" to this home. Very nice and cooperative tenants make this an easy to show home. When you see this home you will note how nicely this was made into a three bedroom home. Conversion back to its original two bedroom floor plan is easy to do.

Property Photos



9519 Beachy AV Arleta 91331	ML#: F11164258	Status: Active	LP: \$230,000
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PType: SFR	Area: Arleta	YrBuilt: 1953/ASR	Orig. Price: \$230,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price:
HOA:	MB:	AC: Central	List Date: 12/27/2011
# of Units:	Stories: One Level	Yard: Yes	End Date:
Pets:	55+: No	Patio: Yes	DOM/CDOM: 10/10
Laundry: Area	Pool: None	#Grg Spcs: 2	Bed: 3
Sale Type: Real Estate Owned	View: Neighborhood	Sqft (Src): 1,296 (A)	Total Baths: 2
		Ac/LotSqft(Src): 0.14/6,000(A)	\$/Sqft: \$177.47

Description

Charming single story home featuring 3 bedrooms and 2 bathrooms located on a quiet street in Arleta. Updated kitchen has granite countertops and cherry wood cabinets with plenty of storage space. Bedrooms also have large closets with storage space. Large backyard is perfect for entertaining. Garage has been converted to a full bedroom, with outside bathroom. Buyer to conduct their own investigations and rely on their own findings for permits and square footage.

Property Photos





13244 Louvre ST Pacoima 91331	ML#: F11163491	Status: Active	LP: \$239,900
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PType: SFR	Area: Pacoima	YrBuilt: 1947/ASR	Orig. Price: \$239,900
Lease?: No	County: Los Angeles	Heat: See Remarks	Sold Price:
HOA:	MB:	AC: None	List Date: 12/23/2011
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 14/14
Laundry: Individual Room	Pool: None	#Grg Spcs: 0	Bed: 2
Sale Type: Real Estate Owned	View: None	Sqft (Src): 927 (A)	Total Baths: 1
		Ac/LotSqft(Src): 0.16/7,100(A)	\$/Sqft: \$258.79

Description

Purchase this great Fannie Mae Homepath property for as little as 3% down for owner occupant buyer. FIXER with tremendous potential and possible expansion ideal for investor/contractor or homeowner with know-how! Cute gated bungalow. Good floorplan but needs your imagination. Large living room. True formal dine adjacent to kitchen. Bathroom features tiled shower/tub combo and pedestal sink. Separate laundry room. Garage converted to unit with kitchenette and bathroom. Large backyard ready for your green thumb touches. Eligible for Homepath and Homepath Renovation Financing.

Property Photos





14384 Sayre ST Sylmar 91342	ML#: A11160283	Status: Active	LP: \$248,900
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PType: SFR	Area: Sylmar	YrBuilt: 1948/ASR	Orig. Price: \$248,900
Lease?: No	County: Los Angeles	Heat: Floor Furnace	Sold Price:
HOA:	MB: 482A5	AC: None	List Date: 12/14/2011
# of Units:	Stories: One Level	Yard: Yes	End Date:
Pets:	55+: No	Patio: Yes	DOM/CDOM: 23/23
Laundry: In Garage	Pool: None	#Grg Spcs: 2	Bed: 3
Sale Type: Real Estate Owned	View: None	Sqft (Src): 1,235 (A)	Total Baths: 2
		Ac/LotSqft(Src): 0.16/7,077(A)	\$/Sqft: \$201.54

Description

This attractive ranch style house was built in 1948 w/lots of great features including 3 bedrooms, 2 baths, a landscaped front yard with nice curb appeal, updated kitchen with polished granite counters and nice cabinetry, fireplace in the living room, walk-in closet in the master bedroom and wood floors throughout. Attached 2-car garage with laundry hook-ups.

Property Photos





15019 OSWALD ST Sylmar 91342

ML#: 22159273

Status: Active

LP: \$239,900

PType: SFR
Lease?: No
HOA: \$0
of Units: 0
Pets:
Laundry:
Sale Type: Real Estate Owned

Area: Sylmar
County: Los Angeles
MB: 481H5
Stories:
55+: No
Pool: None
View:

YrBuilt: 1954/ASR
Heat: Wall Heater
AC: Evaporative
Yard:
Patio: No
#Grg Spcs: 2
Sqft (Src): 1,464 ()
Ac/LotSqft(Src): 0.14/6,077(A)

Orig. Price: \$249,900
Sold Price:
List Date: 12/13/2011
End Date:
DOM/CDOM: 24/24
Bed: 4
Total Baths: 2
\$/Sqft: \$163.87

Driving Directions

Cross Street is San Fernando Rd.

Description

This four bedroom, 2 bath home is primed as a great opportunity. Located in Sylmar, it offers a gated front yard that leads into the spacious living room. There is a large brick fireplace, perfect for warming hearth and home. The open floor plan makes entertaining a breeze, especially with the bonus family room and covered patio area. Nice storage shed in rear yard. Do not miss out on this one!

Property Photos





8556 Cayuga AV Sun Valley 91352	ML#: F11159276	Status: Active	LP: \$245,000
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PType: SFR	Area: Sun Valley	YrBuilt: 1947/ASR	Orig. Price: \$245,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price:
HOA: \$0	MB:	AC: Wall Window	List Date: 12/12/2011
# of Units:	Stories: One Level	Yard: Yes	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 25/25
Laundry: In Garage	Pool: None	#Grg Spcs: 2	Bed: 2
Sale Type: Standard	View: None	Sqft (Src): 814 (A)	Total Baths: 1
		Ac/LotSqft(Src): 0.15/6,747(A)	\$/Sqft: \$300.98

[Driving Directions](#)

North on Lankershim, Right onto Cayuga

[Description](#)

Standard Sale and priced to sell. This single story home was remodeled in 2009. Kitchen features newer appliances, white cabinets with stainless pullout drawers, acrylic counters and much more. Remodeled bathroom has tiled shower/bath tub, vanity with granite counter with sink, custom mirror cabinet, designer hardware and lighting. Bedrooms have ceiling fans and walk-in closets. Home was copper repiped, and has a newer water heater and replaced electrical wiring. Two-car detached garage has washer/dryer hook-ups and a newer sink. Huge backyard is large enough to expand house and still have a big yard! Have an RV or boat? Park it in the extra long driveway. This is a great starter home with many more upgrades! Property is zoned M-1 for commercial use!

[Property Photos](#)



Front of House



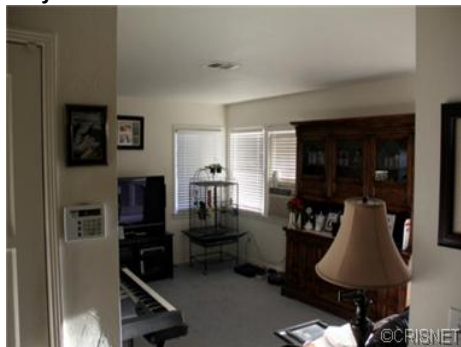
Kitchen With Newer Appliances and Acrylic Counters



Kitchen With Newer Cabinetry



Kitchen



Family Room



Family Room Reversed



Master Bedroom



Bedroom #2/Office



Remodeled Bathroom



Bathroom Vanity with Granite Counter



Lots of Pantry Storage with Stainless Pull-out Racks



Close up on Kitchen Cabinet Pull-out Storage Racks



Backyard with Storage Shed and 2-Car Detached Garage



Backyard and Storage Shed



Backyard Entertaining



Home Sweet Home!

12910 W Sproule AV Sylmar 91342	ML#: F11159776	Status: Active	LP: \$250,000
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PType: SFR	Area: Sylmar	YrBuilt: 1979/ASR	Orig. Price: \$250,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price:
HOA:	MB: 482B4	AC: Central	List Date: 12/12/2011
# of Units: 1	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio: No	DOM/CDOM: 25/25
Laundry: In Garage	Pool: None	#Grg Spcs: 2	Bed: 3
Sale Type: Standard	View: None	Sqft (Src): 1,458 (A)	Total Baths: 2
		Ac/LotSqft(Src): 0.16/6,909(A)	\$/Sqft: \$171.47

[Driving Directions](#)

SOUTH OF FOOTHILL WEST OF HUBBARD.

[Description](#)

Property near to shopping's, parks and schools. May be in need of cosmetic and one cosmetic repairs. Spacious 3 BR with wood floors one with carper. Sold in as is condition.

[Property Photos](#)



12916 OBERLIN ST Sylmar 91342	ML#: 11572443	Status: Active	LP: \$247,000
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PType: SFR	Area: Sylmar	YrBuilt: 1964	Orig. Price: \$247,000
Lease?: No	County: Los Angeles	Heat: See Remarks	Sold Price:
HOA: \$0	MB: 482D4	AC: See Remarks	List Date: 12/29/2011
# of Units: 0	Stories:	Yard:	End Date:
Pets:	55+: No	Patio: No	DOM/CDOM: 8/29
Laundry: Inside	Pool:	#Grg Spcs: 2	Bed: 3
Sale Type: Real Estate Owned	View: Trees/Woods	Sqft (Src): 1,288 (I)	Baths: 2.00
		Ac/LotSqft(Src): 0.16/7,080(A)	\$/Sqft: \$191.77

[Driving Directions](#)

210W. Exit 5, R on Maclay, 3rd Left on Fenton, 2nd Right on Alexander, Right on Oberlin

[Description](#)

Great 3 bed, 2 bath house on a cul-de-sac in Sylmar. Large fenced backyard, covered patio and hardwood floors. Close proximity to golf course. This property is being sold while occupied with tenants. Do not disturb the tenants. Property is being sold sight unseen. \$75.00 buyer paid doc fee paid at closing. All Contracts/Offeres are subject to OneWest Services, LLC Senior Management Approval and any Offeres or Counter-Offeres by OneWest Services, LLC are not binding unless the entire agreement is ratified by all parties.

[Property Photos](#)





1081 N Huntington ST San Fernando 91340 ML#: F11157010

Status: Active

LP: \$239,000

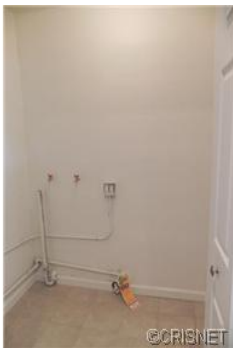
PType: SFR	Area: San Fernando	YrBuilt: 1951/APP	Orig. Price: \$239,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price:
HOA:	MB:	AC: Central	List Date: 12/06/2011
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 31/31
Laundry: Area	Pool: In Ground, Fenced	#Grg Spcs: 0	Bed: 2
Sale Type: Standard	View: Neighborhood	Sqft (Src): 1,187 (A)	Total Baths: 1
		Ac/LotSqft(Src): 0.20/8,855(A)	\$/Sqft: \$201.35

Description

STANDARD SALE! Very Cute & Remodeled San Fernando Home Located on a desirable and quiet street. Features 2 Bedrooms and 1 Bath. Spacious light and bright Living Room with new carpet and recessed Lighting. Formal Dining Room adjacent to Kitchen with backyard access. Beautiful Remodeled Kitchen with Breakfast Counter, New Granite Counters, Recessed Lighting, Ceramic Tile Floors, Custom Cabinets, laundry room in closet and new appliances. All bedrooms with mirrored Closet doors, crown molding, new carpet and paint. Updated bathroom with tile floors, sliding glass shower doors and new fixtures. Backyard with gated Pool and detached bonus room Perfect for Office or additional storage space. Long driveway for parking. Located just minutes from Schools, Parks and local Freeways! This is a MUST SEE

Property Photos







13262 Mercer ST Pacoima 91331

ML#: F11155942

Status: Active

LP: \$249,900

PType: SFR
Lease?: No
HOA:
of Units:
Pets:
Laundry:
Sale Type: Standard

Area: Pacoima
County: Los Angeles
MB:
Stories: One Level
55+: No
Pool: None
View: None

YrBuilt: 1922/ASR
Heat: Wall Heater
AC: See Remarks
Yard:
Patio:
#Grg Spcs: 10
Sqft (Src): 1,083 (A)
Ac/LotSqft(Src): 0.16/7,099(A)

Orig. Price: \$249,900
Sold Price:
List Date: 12/02/2011
End Date:
DOM/CDOM: 35/35
Bed: 3
Total Baths: 1
\$/Sqft: \$230.75

Description

GREAT OPPORTUNITY 3BR+2BA completely remodeled, laminate wood flooring throughout the house, brand new kitchen cabinets, granite counter tops, newer windows, 3 additional bonus rooms attached to the side of the house, large back yard, rv access, huge driveway, room for 10+cars, corner lot.

Property Photos



419 S Workman ST San Fernando 91340

ML#: F11154577

Status: Active

LP: \$220,000

PType: **SFR**
 Lease?: **No**
 HOA:
 # of Units:
 Pets:
 Laundry: **Area**
 Sale Type: **Standard**

Area: **San Fernando**
 County: **Los Angeles**
 MB:
 Stories: **One Level**
 55+: **No**
 Pool: **None**
 View: **Neighborhood**

YrBuilt: **1954/ASR**
 Heat: **Central Furnace**
 AC: **Central**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Sqft (Src): **902 (A)**
 Ac/LotSqft(Src): **0.11/4,975(A)**

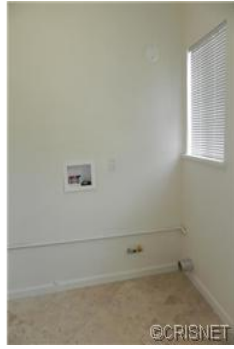
Orig. Price: **\$220,000**
 Sold Price:
 List Date: **11/30/2011**
 End Date:
 DOM/CDOM: **37/37**
 Bed: **3**
 Total Baths: **1**
 \$/Sqft: **\$243.90**

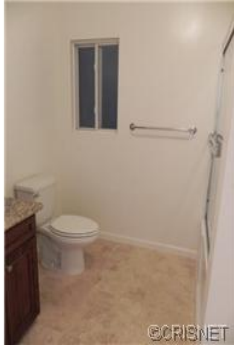
Description

Standard Sale! Beautiful Remodeled Home in San Fernando Offers 3 Bedrooms and 1 Bath. Living Room with New Floors, Paint and Ceiling Fan / Lamp. All 3 Bedrooms include Mirrored Closets, New Carpet, Paint and Ceilings fans/Lamp. Gorgeous Bathroom with New Granite Counters, Tile Floors and Fixtures. New kitchen with Custom cabinets, Tile Floors, Granite Counters and some Stainless Steel Appliances. Laundry area with backyard access. Spacious back yard with Stone Patio and Sitting Area- Perfect for Entertaining!! 2 Car Attached Garage with Additional Driveway Parking.

Property Photos







13121 BRANFORD STREET ST Arleta 91331ML#: F11153922	Status: Active	LP: \$225,000
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PType: SFR	Area: Arleta	YrBuilt: 1954/ASR	Orig. Price: \$245,000
Lease?: No	County: Los Angeles	Heat: Floor Furnace	Sold Price:
HOA:	MB:	AC: Wall Window	List Date: 11/29/2011
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 38/38
Laundry: Area	Pool: None	#Grg Spcs: 2	Bed: 3
Sale Type: Standard	View: None	Sqft (Src): 1,232 (A)	Total Baths: 2
		Ac/LotSqft(Src): 0.17/7,320(A)	\$/Sqft: \$182.63

[Driving Directions](#)

east of woodman, north of roscoe

[Property Photos](#)



13316 Herron ST Sylmar 91342	ML#: F11153755	Status: Active	LP: \$224,900
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PType: SFR	Area: Sylmar	YrBuilt: 1946/ASR	Orig. Price: \$240,300
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price:
HOA:	MB:	AC: Central	List Date: 11/28/2011
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 39/39
Laundry:	Pool: None	#Grg Spcs: 0	Bed: 3
Sale Type: Real Estate Owned	View: None	Sqft (Src): 905 (A)	Total Baths: 2
		Ac/LotSqft(Src): 0.13/5,718(A)	\$/Sqft: \$248.51

[Description](#)

Great opportunity for first time home buyers! Must see this charming 3 bedroom, 2 bathroom Sylmar home with over 900 square feet of living space as per assessor and a spacious lot size of over 5700 square feet. Features to this cozy home include fresh two tone paint and new carpet, nice updated kitchen with granite counter tops, front porch, rear wood deck and much more! Don't miss out on this one, Call Jon today! Centrally located near dining, recreation, shopping and education! Purchase this property for as little as 3% down! This home is eligible for Homepath and Homepath Renovation Mortgage Financing. Please contact agent for more information.

[Property Photos](#)



Primary



Backyard



Bath1



Living Room



Kitchen



Bedroom1



Bath2



Bedroom2



Wooden Deck

12721 Bradley AV Sylmar 91342

ML#: F11152529

Status: Active

LP: \$240,000

PType: SFR
Lease?: No
HOA:
of Units:
Pets:
Laundry: Area
Sale Type: Standard

Area: Sylmar
County: Los Angeles
MB: 481J5
Stories: One Level
55+: No
Pool: None
View: None

YrBuilt: 1952/ASR
Heat: Central Furnace
AC: None
Yard:
Patio:
#Grg Spcs: 2
Sqft (Src): 790 (A)
Ac/LotSqft(Src): 0.34/14,623(A)

Orig. Price: \$240,000
Sold Price:
List Date: 11/22/2011
End Date:
DOM/CDOM: 45/45
Bed: 2
Total Baths: 1
\$/Sqft: \$303.80

Driving Directions

210 exit Polk, south to Bradley

Description

Contractor's special! Bring your paintbrush. Huge potential!!! Little house on Huge Lot!!!! Over \$14000 square foot lot ready for development or expansion!

Property Photos



11147 Phillippi AV Pacoima 91331	ML#: F11152214	Status: Active	LP: \$239,900
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PType: SFR	Area: Pacoima	YrBuilt: 1956/ASR	Orig. Price: \$250,900
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price:
HOA:	MB:	AC: Wall Window	List Date: 11/21/2011
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio: Yes	DOM/CDOM: 46/46
Laundry: In Garage	Pool: None	#Grg Spcs: 2	Bed: 3
Sale Type: Real Estate Owned	View: None	Sqft (Src): 1,204 (A)	Total Baths: 2
		Ac/LotSqft(Src): 0.17/7,523(A)	\$/Sqft: \$199.25

Description

Single family home with 3 bedrooms, 2 bath. Living room with fireplace and dining area. Kitchen with breakfast area. Backyard is very private as there are no homes behind it. 2 car garage. Being sold AS-IS but a little TLC could do wonders.

Property Photos



11957 Pierce ST Sylmar 91342	ML#: F11150896	Status: Active	LP: \$229,900
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PType: SFR	Area: Sylmar	YrBuilt: 1965/ASR	Orig. Price: \$268,900
Lease?: No	County: Los Angeles	Heat: See Remarks	Sold Price:
HOA:	MB: 482G7	AC: See Remarks	List Date: 11/17/2011
# of Units:	Stories: One Level	Yard:	End Date:
Pets:	55+: No	Patio: Yes	DOM/CDOM: 50/50
Laundry:	Pool: None	#Grg Spcs: 0	Bed: 3
Sale Type: Real Estate Owned	View: None	Sqft (Src): 1,254 (A)	Total Baths: 2
		Ac/LotSqft(Src): 0.1777,501(A)	\$/Sqft: \$183.33

Description

This Fannie Mae HOMEPATH property is APPROVED for Homepath Mortgage Financing & Homepath Renovation Financing!!! SHOW AND SELL this charming residence featuring NEW CARPET & PAINT, large covered patio and 2-car attached garage (garage has been converted- Buyer to verify permits). Light & bright living room offers wall-to-wall carpeting and brick fireplace w/ mantle. Kitchen features Formica counter tops, wood cabinetry, tile flooring, double sink and open views to dining area. Master bedroom offers wall-to-wall flooring, sliding wall closet and 3/4 master bath. Bedrooms offers carpeting and sliding wall closets. Tiered rear yard offers covered patio and shaded grassy area. Buyer to verify cooling and heating systems. Special HOMEPATH financing and incentives available, see private remarks for further details. Eligibility restrictions apply. Please see private remarks for showing & offer submission instructions.

Property Photos





1065 N MACNEIL ST San Fernando 91340 ML#: 11566849 Status: Active LP: \$250,000

PType: SFR	Area: San Fernando	YrBuilt: 1954	Orig. Price: \$250,000
Lease?: No	County: Los Angeles	Heat: See Remarks	Sold Price:
HOA: \$0	MB: 482C6	AC: See Remarks	List Date: 11/16/2011
# of Units: 0	Stories:	Yard:	End Date:
Pets:	55+: No	Patio: No	DOM/CDOM: 51/51
Laundry:	Pool:	#Grg Spcs: 0	Bed: 3
Sale Type: Real Estate Owned	View: None	Sqft (Src): 1,242	Baths: 2.00
		Ac/LotSqft(Src): 0.17/7,236	\$/Sqft: \$201.29

Driving Directions

Glenoaks to Maclay. Maclay To 1st st, 1st St to MacNeil.

Description

San Fernando 3+2. Centrally located,open floorplan, property needs some TLC.Great starter home or investment.

Property Photos



12866 Four Palms LN Sylmar 91342	ML#: F11148198	Status: Active	LP: \$249,000
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PType: TWNHS	Area: Sylmar	YrBuilt: 2006/ASR	Orig. Price: \$249,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price:
HOA: \$200/M	MB:	AC: Central	List Date: 11/11/2011
# of Units: 50	Stories: Two Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 56/56
Laundry: In Garage	Pool: None	#Grg Spcs: 2	Bed: 3
Sale Type: Standard	View: None	Sqft (Src): 1,616 (A)	Total Baths: 3
		Ac/LotSqft(Src): 5.51/239,920(A)	\$/Sqft: \$154.08

Driving Directions

From 118 and 210 freeway go North on 210 and exit on Hubbard St

Description

Standard Sale.....! Beautiful PUD home with excellent location close to 210 Freeway and 5 freeway. Property is ready to move, newly built in 2006 with granite counter top in Kitchen, travertine tile floor, walking closet in Master bedroom, garage attached. Come and see this wonderful property, don't be disappointed.

Property Photos



10480 SUNLAND BL #22, Sunland 91040

ML#: 12158239

Status: Active

LP: \$239,900

PType: **CONDO**
 Lease?: **No**
 HOA: **\$375**
 # of Units: **0**
 Pets:
 Laundry:
 Sale Type: **Real Estate Owned**

Area: **Sunland/Tujunga**
 County: **Los Angeles**
 MB: **503F3**
 Stories:
 55+: **No**
 Pool:
 View:

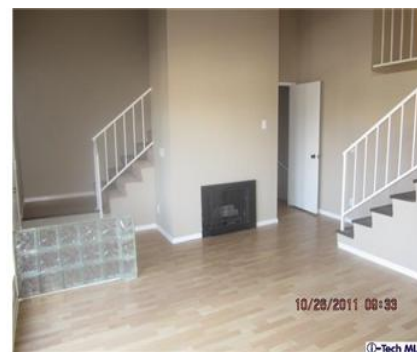
YrBuilt: **1980/ASR**
 Heat: **Central Furnace**
 AC: **Central**
 Yard:
 Patio: **No**
 #Grg Spcs: **2**
 Sqft (Src): **1,513 ()**
 Ac/LotSqft(Src): **0.06/2,396(A)**

Orig. Price: **\$273,400**
 Sold Price:
 List Date: **10/27/2011**
 End Date:
 DOM/CDOM: **71/71**
 Bed: **3**
 Total Baths: **3**
 \$/Sqft: **\$158.56**

Description

Wonderful 3Bedroom/3Bath Townhome In Quiet And Friendly Complex. Recently Repaired/Renovated. Pergo floors in Living Room, Kitchen And 2-Bedrooms. Eat-In Kitchen With Granite Counter, Formal Dining Room, Step Down Living Room With Fireplace, Master Suite With Dual Closets And Bathroom With Travertine Flooring, Spacious Second Bedroom with full bath, 2-Car Attached Garage With Laundry And Storage. Association Amenities Include Pool, Spa And Recreation Room.

Property Photos





422 Orange Grove AV San Fernando 91340 ML#: F11140949

Status: Active

LP: \$249,900

PType: SFR	Area: San Fernando	YrBuilt: 1952/ASR	Orig. Price: \$269,900
Lease?: No	County: Los Angeles	Heat: Central Furnace, Natural Gas	Sold Price:
HOA:	MB:	AC:	List Date: 10/26/2011
# of Units: 1	Stories: One Level	Yard: Central, Electric	End Date:
Pets:	55+: No	Patio: Yes	DOM/CDOM: 72/72
Laundry: Area, In Garage	Pool: None	#Grg Spcs: Yes	Bed: 2
Sale Type: Standard	View: None	Sqft (Src): 2	Total Baths: 1
		Ac/LotSqft(Src): 923 (A)	\$/Sqft: \$270.75
		0.12/5,406(A)	

Description

Now Reduced! This is a wonderful Huntington Estates home on beautiful, tree lined Orange Grove near Bradley. From the brick front porch and throughout the house you will love this home. This well maintained home has a remodeled kitchen with oak cabinetry and tile counter tops and back splash. The house has central air and heat, many dual pane windows and plush carpeting. There is an attached two car garage with laundry hook-ups and automatic door opener. The spacious rear yard has a beautiful lawn and block walls all around. It has a large covered patio with two sliding glass doors for access from the living room and dining area. The concrete driveway provides additional off street parking.

Property Photos



