



Sunland / Tujunga Broker Opens (Friday June 3, 2022)

9966 FRANCE AVE, Tujunga 91042 Area: 659 - Sunland/Tujunga \$799,000
Type: Resi/SFR/D SLC: Standard Year Built: 1956/ASR DOM/CDOM: 2/2
Bed/Bath: 2/2 Garage: 2/Detached Living Area: 1,271 Lot: 0.1288/5,609
Subdivision: Priv. Pool: N/None Cooling: Central Air
Parcel Number: 2570017030

Listed By: Kenneth Lamm, 01101162 | Dilbeck Real Estate/G6543, 01345642, 818-790-6774
BAC: 2.5%

Description: Curb Appeal On Cul-De-Sac Street. Adorable Two Bedroom Home With Den/Dining, One And A Half Bathrooms And A Great Location In The Foothills Of Tujunga. Hardwood Floors, Central Air And Heat, Copper Plumbing, Very Cool Retro Kitchen, Etc. Well Maintained And Super Clean Throughout, Nice Private Backyard And Mostly All Drought Tolerant Landscaping Both Front And Back With Beautiful Lighting For The Outdoor Evenings. Large Oversized Garage, Possible Adu Opportunity (Buyer To Verify). Gorgeous Mountain Views And Conveniently Located To Shopping, Dining, Transportation And Much More. Light Fixer, But Not A Bank Reo Or Short Sale. Near Hiking, Mountain Biking And Other Exciting Adventures. Only Minutes From Montrose, Glendale, Burbank, Pasadena, San Fernando, Even Downtown Los Angeles.

Open House Type: Public Open House URL:
Tour Date: 06/03/2022 Tour Time: 10:00AM End Time: 1:00PM Attend: Agent
Lock Box Type: Supra Lock Box Location: Refreshments: Drawing: Yes
Showing By: Kenneth Lamm/Agent, 8184145833

Notes: Open House Both Saturday And Sunday 6/4 And 6/5 From 1-4Pm
Directions: Foothill to Haines Canyon north then right on Tujunga Canyon then right on France Ave

Listing ID: GD22102997 Open House ID: 375545610 Printed: 06/02/2022 5:12:26 PM

1206 E 57TH ST, Los Angeles 90011 Area: 699 - Not Defined \$739,000
Type: Resi/DPLX/D SLC: Standard Year Built: 1912/ASR DOM/CDOM: 31/31
Bed/Bath: 5/3 Garage: 0 Living Area: 1,843 Lot: 0.124/5,402
Subdivision: Priv. Pool: N/None Cooling: Central Air
Parcel Number: 5104026014

Listed By: Kevin Messiha, 01883819 | Keller Williams - Downtown LA/DWKWD, 01947193, 213-221-7579
BAC: 2%

Description: Stunning And Spacious Fully Remodeled Duplex Coming Soon! Each Home Is Single Standing And With Their Own Laundry Rooms And Yards! Front Unit Consists Of 3 Bed, 2 Bath With An Oversized Master Suite. Second Unit Consists Of 2 Bed, 1 Bath! Both Units Have Been Tastefully Upgraded Inside And Out And Feature Open-Concepts, New Flooring, New Paint, New Windows, And Brand New Central A/C's To Name A Few! Plenty Of Parking Inside The Property, In Front And Through The Back! Professional Photos Coming Soon!! Stay Tuned, Do Not Miss Out On This Opportunity To Make This Your Forever Home Or Amazing Passive Income!

Open House Type: Public Open House URL:
Tour Date: 06/03/2022 Tour Time: 3:00PM End Time: 6:00PM Attend: Agent
Lock Box Type: Combo Lock Box Location: Gate Refreshments: Drawing:
Showing By: Kevin Messiha/Agent,

Notes:
Directions: Nearest cross streets are Slauson Ave and Hoover

Listing ID: DW22085715 Open House ID: 376787699 Printed: 06/02/2022 5:12:26 PM

2181 W 29TH ST, Los Angeles 90018 Area: 699 - Not Defined \$1,159,000
Type: ResiInc/TPDX/D SLC: Standard Year Built: 1909/ASR DOM/CDOM: 1/1
Bed/Bath: / Garage: 0 Living Area: Lot: 0.1379/6,005
Subdivision: Priv. Pool: N/None Cooling: Central Air
Parcel Number: 5052028018

Listed By: Chris Shepard, 00984970 | Nationwide Capital Group, Inc/S149, 02063255, 949-433-7035
BAC: 2.5%

Description: Craftsman Character Home Located Within The Jefferson Park Hpoz Designated Area! New! New! New! Remodel Just Completed. The Following Items Are New: Brand New Central A/C And Heat, New Electrical Panel, Roof, Kitchen Cabinets, Quartz Countertops, Vinyl Plank Flooring, Dishwasher, Range, Microwave, Faucets, Light Fixtures, New Paint Inside And Out, Etc., Etc. Remodeled Bathrooms. Shows Like A Model. The Property Has A 2nd Unit With Its Own Address And Separate Utilities. The Main House Is 2181 And The Back Unit Is 2183. The Main House Has 3 Bedrooms And 1.5 Bathrooms. The Back Unit Has 1 Bedroom And 1 Bathroom, Which Is Permitted And Is Included In The Square Footage. Currently, The Property Is 2 Units With Preliminary Approval From The City To Convert The Garage Into An Adu Studio. Seller To Deliver Architectural And Engineering Plans To The Buyer. Square Footage On This Listing Includes The Garage Conversion.

Open House Type: Public Open House URL:
Tour Date: 06/03/2022 Tour Time: 11:00AM End Time: 4:00PM Attend: Agent
Lock Box Type: Combo, Supra Lock Box Location: Refreshments: Drawing:
Showing By: Luis Paredes/None,

Notes:
Directions: Exit 10 FWY heading south down Western Ave, turn right on 29th st., house is on the right

Listing ID: OC22117262 Open House ID: 376710344 Printed: 06/02/2022 5:12:26 PM



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2181 W 29TH ST, Los Angeles 90018 Area: 699 - Not Defined \$1,159,000
Type: Resi/SFR/D SLC: Standard Year Built: 1909/ASR DOM/CDOM: 1/1
Bed/Bath: 4/3 Garage: 0 Living Area: 2,250 Lot: 0.1379/6,005
Subdivision: Priv. Pool: N/None Cooling: Central Air
Parcel Number: 5052028018

Listed By: Chris Shepard, 00984970 | Nationwide Capital Group, Inc/S149, 02063255, 949-433-7035
BAC: 2.5%

Description: Craftsman Character Home Located Within The Jefferson Park Hpoz Designated Area! New! New! New! Remodel Just Completed. The Following Items Are New: Brand New Central A/C And Heat, New Electrical Panel, Roof, Kitchen Cabinets, Quartz Countertops, Vinyl Plank Flooring, Dishwasher, Range, Microwave, Faucets, Light Fixtures, New Paint Inside And Out, Etc., Etc. Remodeled Bathrooms. Shows Like A Model. The Property Has A 2nd Unit With Its Own Address And Separate Utilities. There's Also A New Electrical Panel. The Main House Is 2181 And The Back Unit Is 2183. The Main House Has 3 Bedrooms And 1.5 Bathrooms. The Back Unit Has 1 Bedroom And 1 Bathroom, Which Is Permitted And Is Included In The Square Footage. Currently, The Property Is 2 Units With Preliminary Approval From The City To Convert The Garage Into An Adu Studio. Seller To Deliver Architectural And Engineering Plans To The Buyer. Square Footage On This Listing Includes The Garage Conversion.

Open House Type: Public Open House URL:
Tour Date: 06/03/2022 Tour Time: 11:00AM End Time: 4:00PM Attend: Agent
Lock Box Type: Combo, Supra Lock Box Location: Front/Back Refreshments: Drawing:
doors

Showing By: Luis Paredes/None,

Notes:
Directions: Exit 10 FWY heading south down Western Ave, turn right on 29th st., house is on the right

Listing ID: OC22117224 Open House ID: 376709709 Printed: 06/02/2022 5:12:26 PM

228 W 52ND ST, Los Angeles 90037 Area: 699 - Not Defined \$699,900
Type: Resi/SFR/D SLC: Standard Year Built: 1910/ASR DOM/CDOM: 2/2
Bed/Bath: 3/2 Garage: 5/Detached Living Area: 1,120 Lot: 0.124/5,401
Subdivision: Priv. Pool: N/None Cooling: Central Air, ENERGY STAR
Parcel Number: 5110029008 Qualified Equipment, High Efficiency

Listed By: CHEVY ALA, 01824000 | HOMEQUEST REAL ESTATE/50686, 01812614, 909-606-0888
BAC: 2%

Description: Fully Renovated! Large Lot. Zoned R-2 Come And See This Beautifully Renovated Mid-Century House Approximately 2 Miles From University Of Southern California. Also Close To Los Angeles Trade Technical College. It Is A Three Bedroom W/ Two Bath, On A 1,120 Sqft Open Floorplan W/ Front Patio. Close To Major Freeways: 110, 105, And 10 Fwy. Some Of The Great Features Include: Newly Installed Double Gate W/ Automatic Clicker System, With Ample Of Parking Inside Property, New Kitchen Cabinets And Quartz Countertops With New Moveable Kitchen Island, Newer Central A/C And Heating System, New High Quality Laminate Water Proof Flooring Throughout, New Doors Throughout The House: Great Entrance, Two Good Sized Bedrooms With Bonus Office Room, Solar Powered Water Heater, W/New Dimmable Recess Lights And Outlets Throughout, All New Copper Plumbing, Fully Remodeled Bathrooms With New Vanities In Both Bathroom, New Vanity Lights, New Exhaust Fans, New Closets, New Utility Vanity And Cabinets With Tub And Shower Tiled Walls, New Tub And Shower Faucets. Concrete Driveway, Welcoming Low Maintenance Big Backyard With A Combination Of Concrete, Brick Pavers, Artificial Grass, Citrus Trees And Plenty Of Trees. New Vinyl Dual Pane Windows And Many Other Great Features. This Move In Ready Property Has Brand New Samsung Appliances, This House Features A High Attic With A Potential Of Adding Approximately 500 Sqft Of Living Area In The Attic With A Minimal Cost. And /Or A Large Structure Similar To The Neighboring Properties Must Check With The City For Possibilities. Fiber Optic High Speed Internet Area!!! Close To Everything!!! Ready To Move In!!!

Open House Type: Public Open House URL:
Tour Date: 06/03/2022 Tour Time: 3:00PM End Time: 5:00PM Attend: Agent
Lock Box Type: See Remarks, Lock Box Location: Contact Refreshments: Refreshments will Drawing:
Supra Agent be Available

Showing By: Javier Pantoja/See Remarks,

Notes:
Directions: Broadway and 51st St

Listing ID: CV22115398 Open House ID: 376661229 Printed: 06/02/2022 5:12:26 PM



Sunland / Tujunga Broker Opens (Friday June 3, 2022)

7322 LUXOR ST, Downey 90241 Area: 699 - Not Defined \$820,000
Type: Resi/SFR/D SLC: Standard
Bed/Bath: 4/2 Garage: 2/Detached Year Built: 1942/PUB DOM/CDOM: 3/3
Subdivision: Living Area: 1,480 Lot: 0.2357/10,269
Parcel Number: 6231024008 Priv. Pool: N/None Cooling: Central Air, Electric

Listed By: Wilfredo Serrano, 02080028, 562-644-0742 | Excellence Real Estate/DWE22, 01914184, 562-761-4701
BAC: 2%

Description: Great Opportunity To Own This 4 Bedrooms 2 Bathrooms With Central A/C. This Home Is Located In The Beautiful City Of Downey Just Minutes From Schools, Grocery Stores, Shopping Mall, Restaurants, Freeways And Many More.

Open House Type: Public Open House URL:
Tour Date: 06/03/2022 Tour Time: 10:00AM End Time: 2:00PM Attend: Agent
Lock Box Type: None, Call Listing Office, Supra Lock Box Location: side door Refreshments:
Showing By: Wilfredo Serrano/Agent, Drawing:

Notes:
Directions: stewart and grey to R on Old River to L on Luxor st.

Listing ID: DW22115378 Open House ID: 376571982 Printed: 06/02/2022 5:12:26 PM

15300 MANSEL AVE, Lawndale 90260 Area: 699 - Not Defined \$649,900
Type: Resi/SFR/D SLC: Standard
Bed/Bath: 2/1 Garage: 0 Year Built: 1948/ASR DOM/CDOM: 21/21
Subdivision: Living Area: 681 Lot: 0.0803/3,496
Parcel Number: 4079015001 Priv. Pool: N/None Cooling: None

Listed By: JOEL ESPINOZA, 02054664 | H & M Realty Group/IVHMREALTY, 02009986, 949-702-4337
BAC: 2%

Description: This One Of A Kind Home Located In The Heart Of Lawndale Is A Must See. Pulling Into The Driveway, You Will Find A Nice Covered Carport That Doubles As A Patio Area. There Is A New Modern Paint Scheme Inside And Out, New Double-Pane Windows, And Fresh Landscaping. As You Walk Inside, You Will See New Flooring Shining From The Living Room, To The Kitchen, And Throughout. The Kitchen Offers High-End Stainless Steel Appliances, New White Shaker Cabinets, Quartz Countertops And Beautiful Backsplash. The Home Also Has A Beautiful Styled Bathroom. Huge Backyard Perfect For Entertaining Family And Friends. Minutes From Shopping, Restaurants, And 105 & 405 Freeways! Medium High Multiple-Family Residential District (R3) Zoning!

Open House Type: Public Open House URL:
Tour Date: 06/03/2022 Tour Time: 3:00PM End Time: 6:00PM Attend: Agent
Lock Box Type: Supra Lock Box Location: Front Door Refreshments:
Showing By: JOEL ESPINOZA/Agent, Drawing:

Notes:
Directions: From Marine Ave south onto Mansel Ave, property will be on the left hand side.

Listing ID: IV22100165 Open House ID: 376062885 Printed: 06/02/2022 5:12:26 PM