

## Sunland/Tujunga Shadow Hills Caravan || April 21, 2022

Open Houses **Within** The Sunland/Tujunga Shadow Hills Area

There Are No GAOR Members With an Open House **Outside** The Sunland/Tujunga Shadow Hills Area

List ID: **P1-13133**

PT: Residential 9828 MARCUS AVE, TUJUNGA 91042

Price: **\$699,000**



Status: **A** Area: 659  
 Bedrooms: **2** Baths: **2** Sqft: **860** DOM: **15**  
 View?: **N** Public Yr Blt: **4,717**  
 Property Sub Type: **Single Family Residence** Parcel Number: **2564008010**  
 Open House Type: **Public** Open House URL:  
 Open House Dt(s): **04/21/2023**  
 Open House Starts: **10:00AM** Pool?: **N**  
 Open House Ends: **1:00PM** Showing Agent: **STD**  
 SLC:

LA: **Hazel Perera** LA#: **(626) 676-9111**  
 LA State License: **01715728**  
 LO: **Berkshire Hathaway HomeServices California Properties** LO#: **(626) 440-5100**  
 LO State License: **01317331**

Private Remarks: **Tax record shows 858 sq. ft., Measured at 860 sq. ft. which does not include the enclosed front porch (measured at 216 sq. ft.) or rear laundry area (measured at 63 sq. ft.). Septic report from March 24, 2023 is available, email HAZELP@BHHSICAL.COM to request a copy.**

List ID: **GD23064279**

PT: Residential 11122 PARR AVE, SUNLAND 91040

Price: **\$1,149,999**



Status: **A** Area: 659  
 Bedrooms: **3** Baths: **3** Sqft: **1801** DOM: **3**  
 View?: **N** Broker Yr Blt: **1959/ASR**  
 Property Sub Type: **Single Family Residence** Parcel Number: **2551045023**  
 Open House Type: **Broker** Open House URL:  
 Open House Dt(s): **04/21/2023**  
 Open House Starts: **10:00AM** Pool?: **N**  
 Open House Ends: **1:00PM** Showing Agent: **Armen Avedian**  
 SLC: **STD**

LA: **Armen Avedian** LA#: **818-399-6531**  
 LA State License: **00945343**  
 LO: **Coldwell Banker Hallmark** LO#: **818-476-3000**  
 LO State License: **01079007**

Private Remarks: **Vacant, Go Direct, Supra on Garage wall. One owner carries an Active Real Estate license, acting purely as a principal in this transaction. Title shows 1374 sqft, recently remodeled & added to the current size of 1801 (fully permitted).**

List ID: **BB23001129**

PT: Residential 9440 WENTWORTH ST, SUNLAND 91040

Price: **\$1,198,000**



Status: **A** Area: 672  
 Bedrooms: **4** Baths: **3** Sqft: **3450** DOM: **102**  
 View?: **Y** Broker Yr Blt: **1992/ASR**  
 Property Sub Type: **Single Family Residence** Parcel Number: **2549013017**  
 Open House Type: **Broker** Open House URL:  
 Open House Dt(s): **04/21/2023**  
 Open House Starts: **10:00AM** Pool?: **N**  
 Open House Ends: **1:00PM** Showing Agent: **Gayane Hanna**  
 SLC: **STD**

LA: **Gayane Hanna** LA#: **818-795-4676**  
 LA State License: **01267215**  
 LO: **Keller Williams Realty** LO#: **818-432-3200**  
 LO State License:

Private Remarks: **Assesor's records show 3bed/3bath, in fact the haouse is 4bed/3bath. Additional 1000 square feet area with separate entrance, originally designed as maids quarters, advantageous as passible ADU. All data, is obtained from various sources and has not been, and will not be, verified by broker and MLS. All information should be independenty reviewed and verified for accuracy.**