

## Sunland/Tujunga/Shadow Hills Caravan || May 5, 2023

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

There Is One GAOR Members With an Open House **Outside** The Sunland/Tujunga/Shadow Hills Area

List ID: [V1-17928](#)

PT: Residential 10209 WESCOTT AVE, SUNLAND 91040

Price: **\$969,000**



Status: **A** Area: 659 DOM: **0**  
 Bedrooms: **3** Baths: **3** Sqft: **2659** Lot: **7,958**  
 View?: **Y** **Public** Yr Blt: **1949/ASR**  
 Property Sub Type: **Single Family Residence** Parcel Number: **2560021009**  
 Open House Type: **Public** Open House URL:  
 Open House Dt(s): **05/05/2023** Pool?: **N**  
 Open House Starts: **10:00AM** Showing Agent:  
 Open House Ends: **1:00PM** SLC: **STD**

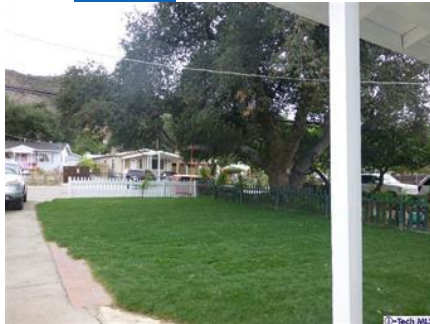
LA: **Kimberly Custer** LA#:   
 LA State License: [01095125](#) LO#: **(805) 207-8111**  
 LO: **JZ REALTY**  
 LO State License: [01012926](#)

Private Remarks: **Agents: This property is being SOLD AS IS. There is an inspection report, termite report obtained by a 3rd party to serve as an additional disclosure. The seller has lived here for almost 30 years. The square footage per tax assessor show larger than the property measures. Buyer can research permits per Public Portal at the Dept of Building & Safety. The Property is street to street, during heavy rain - Day Street can have run off water into the yard (seller uses sand bags during those times). Balcony on 2nd floor was permitted but it is recommended today to not use stucco on the exterior so that the structure can breathe. Balcony may be holding water from the rain. There was an active leak in the kitchen ceiling that caused the roof to be replaced with a permit and warranty just 2 weeks ago. Escrow to be Escrow Time (IRIS), Title to be Fidelity (MIKE PERRY). All offers must include a preapproval letter showing FICO score, proof of funds verified, and include receipt and review of the disclosures obtained by the seller. Email kimberlyhcluster@gmail.com**

List ID: [GD23060917](#)

PT: Residential Lease 7733 VALMONT ST, TUJUNGA 91042

Price: **\$2,800**



Status: **A** Area: 659 DOM: **13**  
 Bedrooms: **2** Baths: **1** Sqft: **888** Lot: **6,257**  
 View?: **Y** **Broker** Yr Blt: **1938/ASR**  
 Property Sub Type: **Single Family Residence** Parcel Number: **2558041022**  
 Open House Type: **Broker** Open House URL:  
 Open House Dt(s): **05/05/2023** Pool?: **N**  
 Open House Starts: **10:00AM** Showing Agent: **Jana ACE Wunderlich**  
 Open House Ends: **1:00PM** SLC: **STD**

LA: **Jana ACE Wunderlich** LA#: **818-472-3131**  
 LA State License: [01438712](#) LO#: **818-790-3300**  
 LO: **Berkshire Hathaway HomeService**  
 LO State License: [01190835](#)

Private Remarks: **Go Direct**

### Open Houses By GAOR Members Outside the Sunland/Tujunga Shadow Hills Area

List ID: [GD23049991](#)

PT: Residential 43113 HOMESTEAD ST, LANCASTER 93535

Price: **\$460,000**



Status: **A** Area: LAC DOM: **38**  
 Bedrooms: **4** Baths: **2** Sqft: **1552** Lot: **7,004**  
 View?: **N** **Public** Yr Blt: **2009/ASR**  
 Property Sub Type: **Single Family Residence** Parcel Number: **3170062050**  
 Open House Type: **Public** Open House URL:  
 Open House Dt(s): **05/05/2023** Pool?: **N**  
 Open House Starts: **12:30AM** Showing Agent: **Leticia Colon**  
 Open House Ends: **2:30PM** SLC: **STD**

LA: **Vartan Markarian** LA#:   
 LA State License: [01059771](#) LO#: **818-248-8668**  
 LO: **Markarian Realty**  
 LO State License: [01059771](#)

Private Remarks: