



Sunland/Tujunga/Shadow Hills Caravan || April 12, 2024

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

MLS Areas: 624-628,634-635,659,672-673,SUNV

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

List ID: [P1-17114](#)

PT: Residential 11005 ELDORA AVE, SUNLAND 91040

Price: **\$815,000**



Status:	A	Area:	659	DOM:	3
Bedrooms:	3	Baths:	1	Sqft:	1040
View?:	Y	Public		Lot:	5,530
Property Sub Type:	Single Family Residence	Parcel Number:	2551021044	Yr Blt:	1953/SLR
Open House Type:	Public	Open House URL:			
Open House Dt(s):	04/12/2024	Pool?:	N		
Open House Starts:	10:00AM	Showing Agent:			
Open House Ends:	1:00PM	SLC:	STD		
LA:	Kathleen Daugherty	LA#:			
LA State License:	01312915	LO#:	(949) 247-8811		
LO:	Balboa Real Estate, Inc.				
LO State License:	01971429				

Notes: Limited street parking, 2 spaces in driveway, ok to park.

Directions: 210 Fwy, Exit Sunland Blvd., Right on Sunland to left on Oro Vista, to right on Wentworth, left on Eldora Ave. (on left).

Private Remarks: Private showings are to begin Wednesday, April 10th after the Broker Open on Tuesday. Please email all offers to the listing agent. The seller will review all offers after 5 pm on Sunday, April 14th. The owner does not wish to entertain requests for significant repairs, so the property is as you see it. Buyer is advised to independently verify the accuracy of all information including permits, square footage, school districts or any other pertinent information regarding the property's condition through personal inspection and with appropriate inspection professionals. - Listing Agent will not represent buyer. - Listing Agent is related to the seller. - Assessor records indicate 2 bedrooms, but property is clearly 3 bedrooms (with a large window and closet 11'x13') and according to the seller has always been a part of the original footprint of the home when purchased.