



Sunland/Tujunga/Shadow Hills Caravan || July 26, 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: [SR24144877](#)

PT: Residential 10012 PLAINVIEW AVE, TUJUNGA 91042

Price: **\$819,900**



Status: **A** Area: 659
Bedrooms: **3** Baths: **2** Sqft: **1132**
View?: **Y** Broker
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **07/26/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **3**
Lot: **6,354**
Yr Blt: **1925/PUB**
Parcel Number: **2563007036**
Open House URL:

Pool?: **N**
Showing Agent: **Kimberly Schulke**
SLC: **STD**

LA: **Kimberly Schulke**
LA State License: **01145530**
LO: **Century 21 Peak**
LO State License: **01897136**

LA#: **818-370-0708**
LO#: **818-363-1717**

Private Remarks: **Please DO NOT go direct. Contact listing agents, Kim Schulke or Patty Espina to confirm showing time. Please DO NOT let the cats out. Property sold in "As-is" condition. Property has 2 lots (18 & 19), both under same parcel number. Lots may have the possibility to be sub-divided. Buyer to verify if lots can be subdivided. Close of escrow to be COE+ 7 Days. Seller will not be reviewing offers until after open house weekend of July 27th & 28th. Broker/Agent does not guarantee accuracy of square footage, bed/bath count, lot size, permit info, descriptions herein or other info, the conditions/features of property provided by the seller or obtained from Public Records/other sources. Buyer is advised to independently verify the accuracy of all info thru personal inspection and with appropriate professionals -- Please submit all complete Offers with Pre-Approval, proof of funds & EMD to kschulke1@gmail.com**

List ID: [GD24040168](#)

PT: Residential 2975 HERMOSITA DR, GLENDALE 91208

Price: **\$1,595,000**



Status: **A** Area: 627
Bedrooms: **2** Baths: **2** Sqft: **1956**
View?: **Y** Broker
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **07/26/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **106**
Lot: **8,640**
Yr Blt: **1930/PUB**
Parcel Number: **5616005040**
Open House URL:

Pool?: **N**
Showing Agent: **Richard Spracher**
SLC: **STD**

LA: **Richard Spracher**
LA State License: **01977573**
LO: **Engel & Volkers La Canada**
LO State License: **02221897**

LA#: **818-207-1180**
LO#: **818-790-6774**

Private Remarks: **Do Not Go Direct, property is occupied. Please be aware that there are many steps/stairs in this 3 level home & backyard. Please submit offers with POF & Pre-approval or DU, please do not include buyer letters with offer, no escalation clauses, no blind offers. Seller is "Sally R. Towne Living Trust". Possession to be COE + 29 days. Furniture in living room may be negotiated for purchase. Preferred vendors: Glenoaks Escrow - Eric Rustigian, Lawyers Title - Ani Adaimy. Property to be sold "as-is". Broker, Agents, and Seller make no warranties or representations nor guarantee the accuracy of square footage, bed/bath count, lot size, permit info, descriptions herein, school district, or other information re: the conditions/features of property provided by the seller or obtained from Public Records/other**