



Sunland/Tujunga/Shadow Hills Caravan || September 6, 2024

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

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

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

List ID: **V1-25461**

PT: Residential 10325 ROSCOE BLVD, SUN VALLEY 91352

Price: **\$999,000**



Status: **A** Area: SUNV
Bedrooms: **3** Baths: **2** Sqft: **1500**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **09/06/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **8**
Lot: **6,333**
Yr Blt: **1950/ASR**
Parcel Number: **2404016008**
Open House URL:

Pool?: **N**
Showing Agent:
SLC: **TRUS**

LA: **Kimberly Custer**
LA State License: **01095125**
LO: **JZ REALTY**
LO State License: **01012926**

LA#: **(818) 482-8071**

LO#: **(805) 207-8111**

Private Remarks: **Trust Sale. Sold As Is. Seller selects services. All offers must include credit score, proof of funds, pre approval letter. Call first Kim Custer then Supra box.**

LIST PRICE: **\$699,999**



BED / BATH: **2/1,0,0,0**
SQFT(src): **709**
LOT(src): **1,520/0.0349**
GARAGE:
YEAR BLT(src): **1921**
SUB TYPE: **SFR**
DOM / CDOM: **3/3**

SALE TYPE: **Standard**
APN: **2570008005**
ML#: **24434603**
B TRACT / MODEL:
VIEW / Pvt. POOL: **Yes/No**
AREA:

PRICE PER SQFT: **\$987.30**
ORIGINAL \$: **\$699,999**
BAC:
HOA: \$
OCCUPANT TYPE: **Owner**
OWNER'S NAME:

LO: **Keller Williams Beverly Hills**
LA: **(CLW-X88940) Susan Dumas**

LO State License: **01428775**
LA State License: **00817334**
1. LA CELL: **310-770-8389**

Next OH: Broker: Fri Sep 6, 10:00AM-1:00PM

SHOWING: Showing Instructions: Call agent, text business card, let agent know the date and time of showing/preview. Showing Information: Call LA 1, Call First, Supra Lock Box 3107708389 | Supra/Front Door

LOCKBOX LOCATION: Supra/Front Door

AGENT REMARKS: All 3 properties are included in the price of \$699,999. This house is charming, but it does need updating. The home is easy to show. Please call first to let agent know the date and time of showing or previewing, and text your business card to 310.770.8389. Although the information comes from reputable resources, Agents, Brokers, and Owners do not verify the accuracy of the size of the property, the structure, border line, or any other concerns. Buyer must do their own due diligence on the investigations of the property. Thank you for your interest in these charming properties, Susan

GAOR Members With Open Houses **Outside** The Sunland / Tujunga / Shadow Hills Area

List ID: **GD24170938**

PT: Residential 2536 MEDLOW AVE, LOS ANGELES 90041

Price: **\$1,199,000**



Status: **A** Area: 618
Bedrooms: **3** Baths: **4** Sqft: **3908**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **09/06/2024**
Open House Starts: **10:00AM**
Open House Ends: **2:00PM**

DOM: **4**
Lot: **5,070**
Yr Blt: **1988/ASR**
Parcel Number: **5684035017**
Open House URL:

Pool?: **N**
Showing Agent:
SLC: **Vivian Long PBL**

LA: **Vivian Long**
LA State License: **00981087**
LO: **Remax Optima**
LO State License: **01523748**

LA#: **818-571-0435**

LO#: **818-547-6333**

Private Remarks: **Please text me with your email so that I can send the inspection reports that were done during a previous escrow...these are not provided for buyer to rely on, they are disclosed only because the seller is required to disclose them by law as disclosures. I could not attach in the MLS because of the size of the files. Thank you for understanding. There is a Physical Inspection Report, Sewer, Asbestos & Mold. The staircase that runs from street down to lower level is damaged, please do not walk on it nor allow your clients to walk on it. Unless you have a special lender, this will probably have to be a cash transaction because of the roof leaks and the staircase repair if nothing else....sold "as is." Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection, with appropriate professionals and with governmental entities. Offer review to begin 9/10/24.**