

Sunland/Tujunga/Shadow Hills Caravan || April 25, 2025

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

MLS Areas: 618, 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: **GD25085908**

PT: Residential 7015 WYNGATE ST, TUJUNGA 91042

Price: **\$699,000**



Status: **A** Area: 659
 Bedrooms: **3** Baths: **1** Sqft: **1109**
 View?: **Y** **Public**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/25/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **6**
 Lot: **5,445**
 Yr Blt: **1951/PUB**
 Parcel Number: **2565003043**
 Open House URL:

Pool?: **N**
 Showing Agent: **Fabiola Patron-Covian**
 SLC: **TRUS**

LA: **Fabiola Patron-Covian**
 LA State License: **01386024**
 LO: **Patron Real Estate, Inc**
 LO State License: **02178767**

LA#: **323-350-3137**
 LO#: **818-353-4349**

Private Remarks: **This is a trust sale and property is being sold strictly as is. Trustee has not lived on the property for many years. Seller and Broker do not represent or guarantee accuracy of the square footage, permitted or unpermitted space, bed/bath count, lot size/dimensions, schools, or other information concerning the conditions or features of the property. Buyer is responsible for satisfying themselves in regards to all aspects of the property and to hire the appropriate professionals to do so. Fireplace condition is unknown.**

List ID: **GD25087380**

PT: Residential 7389 PERIGORD CT, TUJUNGA 91042

Price: **\$1,499,900**



Status: **A** Area: 659
 Bedrooms: **4** Baths: **3** Sqft: **3299**
 View?: **N** **Broker**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **04/25/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **3**
 Lot: **18,997**
 Yr Blt: **2000/ASR**
 Parcel Number: **2552048009**
 Open House URL:

Pool?: **Y**
 Showing Agent: **Edwin Ordubegian**
 SLC: **STD**

LA: **Edwin Ordubegian**
 LA State License: **01264835**
 LO: **Coldwell Banker Hallmark**
 LO State License: **01079007**

LA#: **818-631-3324**
 LO#: **818-790-8300**

Private Remarks: **Easy showing call or text Edwin for a private showing @ 818-631-3324. Buyer To verify ANY/ALL info with their full satisfaction. Buyer highly is advised to independently investigate all aspects of the property including and verify the accuracy of Any/All info including sq.ft and size, Bedrooms & Baths provided through personal inspection and with appropriate professionals with their full satisfaction. Broker and agents do not guarantee the accuracy of the info, provided in regards to ordinances, conditions or features of the property provided public record. Pool and Spa heater and light not working condition. Inside fireplace it's been never used and not connected to gas. Offers deadline will be updated in MLS. Thank you**

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

List ID: **GD25088946**

PT: Residential 10410 MOUNTAIN AVE , LOS ANGELES 91042

Price: **\$1,345,000**



Status: **A** Area: 699
 Bedrooms: **4** Baths: **3** Sqft: **2186**
 View?: **N** **Public**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/25/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **0**
 Lot: **9,559**
 Yr Blt: **1954/ASR**
 Parcel Number: **2558019011**
 Open House URL:

Pool?: **N**
 Showing Agent: **Michelle Tripodi**
 SLC: **STD**

LA: **Michelle Tripodi**
 LA State License: **01380258**
 LO: **Keller Williams R. E. Services**
 LO State License: **01434190**

LA#: **818-388-6992**
 LO#: **818-432-3200**

Private Remarks: **First Showings at Brokers Open House Friday: 4/25 10-1, Sat: 1-4, 4/26. Then easy to show by apt via Calendly Link here - (Copy/Paste into your browser) **https://calendly.com/michelle-tripodi/30-minute-showing-10410-mountain-ave-tujunga No buyer letters. **If going to write, please request the link for Reports, Receipts, and Seller Disclosures. ** These will need to be read and approved by any Buyer before acceptance. Please provide PDF summary in PDF statements, not screenshots. Submit offers in 1 PDF. Email Offers to: REBrokerMichelle@hotmail.com, CC: lcalabro@gmail.com Good luck and thank you for showing! * Broker and Broker**