


Client Summary Report

Open House 01/29/12 to 01/29/12 **Property Type** Residential **Include Property Subtype** Single Family **ZIP** 90041 **Status** Active
 Listings as of 01/27/12 at 12:49pm


Active 09/28/11	Listing # 11557183 County: Los Angeles	1507 Wildwood Dr Los Angeles, CA 90041 Cross St: NOLDEN, LOLETA	Map: 565, B7	Listing Price: \$699,000 Original Price: \$749,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Eagle Rock		
	Style	Traditional		
	Beds	4	Approx Square Feet	3243 Public Records
	Baths(FTHQ)	4 (3 0 1 0)	Price/Sq Ft	\$215.54
	Year Built	1995	Lot Sq Ft(approx)	5100 ((Public Records))
	Tax ID	5479002041		
	DOM/CDOM	121/121	Lot Acres (approx)	0.117
Additional Pictures				

School District Los Angeles Unified

Assoc Dues #1 \$0.00

Directions Go east on Oak Grove from Figueroa, south on Nolden, right on Wildwood.

Marketing Remark New Price! Views, space, indoor-outdoor California life-style floorplan, what more could you want? How about a vaulted ceiling in the great family room adjacent to the kitchen? A giant wall of a bookcase? Two floors of Trex-type decks? This newer custom-built home has room for every aspect of your life. Formal living room, dining room, powder room, kitchen and large family room make the main level the place to spend most of your days. The downstairs level has two bedrooms, full bath, plus an office/playroom. The top floor has another bedroom with attached full bath, and then the master suite that will become your haven. A dual-sided fireplace connects the bedroom and the bathroom, which has a sunken shower and the perfect tub to soak your troubles away. There is also a separate toilet room, complete with bidet! Expansive views across Eagle Rock include mountains and the Rock itself. This hillside home even has a usable yard and a fishpond!


Active 11/01/11	Listing # 11563997 County: Los Angeles	2116 Yosemite Dr Los Angeles, CA 90041 Cross St: EAGLE ROCK BLVD/YOSE	Map: 565, A6	Listing Price: \$349,000 Original Price: \$399,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Eagle Rock		
	Style	Spanish		
	Beds	2	Approx Square Feet	704
	Baths(FTHQ)	1 (1 1 0 0)	Price/Sq Ft	\$495.74
	Year Built	1925	Lot Sq Ft(approx)	3900 ((Public Records))
	Tax ID	5685006009		
	DOM/CDOM	87/87	Lot Acres (approx)	0.090
Additional Pictures				

School District Los Angeles Unified

Assoc Dues #1 \$0.00

Directions from Colorado Blvd & Eagle Rock Blvd: go south on Eagle Rock Blvd, turn left onto Yosemite

Marketing Remark Cute as a button Spanish Cottage in prime Eagle Rock - this 2 bed 1 bath home features original coved ceilings, windows and great curb appeal. Sweeping lines and lots of natural light in the open floor space accentuate the blending of rich distressed wood floors with new kitchen complete with appliances. Darling outdoor spaces with grassy lawns and jasmine plants trained up warm wood fencing make this private oasis a welcome place for morning coffee. Don't miss the back studio space with 3/4 bath and small kitchenette for visitors or extra work space. All of this and oh so close to Eagle Rock / Colorado Blvd and all the great shops and restaurants, perfect for foodies and weekend window shoppers. Carefree living in Eagle Rock, what a way to live.

Presented By:	Phyllis S Harb Lic: 084008750 Primary: 818-790-7325 Secondary: 818-790-7325 Other: 818-952-6639 E-mail: phyllis@realtorharb.com Web Page: http://www.RealtorHarb.com	Prudential California Realty Lic: 827 Foothill Blvd. La Canada, CA 91011 818-790-8300 See our listings online: rickbonyadi@attglobal.net
		
January 2012		

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 12:49pm


Active 01/19/12	Listing # 12576451 County: Los Angeles	5229 Lockhaven Ave Los Angeles, CA 90041	Map: 564, J5	Listing Price: \$510,000 Original Price: \$510,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Eagle Rock		
	Style	Calif Bungalow		
	Beds	3	Approx Square Feet	1194 Seller
	Baths(FTHQ)	1 (0 0 0)	Price/Sq Ft	\$427.14
	Year Built	1921	Lot Sq Ft(approx)	6600 ((Public Records))
	Tax ID	5682009007		
	DOM/CDOM	8/8	Lot Acres (approx)	0.152

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Directions North Colorado Blvd.

Marketing Remark Located North of Colorado Blvd. in prime Eagle Rock, this charming California Bungalow is the perfect first home. This well maintained home features three bedrooms and one bathroom. Two of the bedrooms are tandem making it an ideal space for an office or playroom. The home has been remodeled and maintains some period details such as the beautifully restored built-in buffet and hardwood flooring. Other improvements include central heat and air with a whole house air-filter built-in, copper plumbing, newer roof and bolted foundation. The spacious yard with brick patio will delight! Be near all the fabulous shops and restaurants on Colorado and Eagle Rock Boulevards for a great price.

Active 01/20/12	Listing # 12576805 County: Los Angeles	1316 Linda Rosa Ave Los Angeles, CA 90041	Map: 565, C6	Listing Price: \$539,000 Original Price: \$539,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Eagle Rock		
	Style	Traditional		
	Beds	2	Approx Square Feet	933 Public Records
	Baths(FTHQ)	1 (1 0 0)	Price/Sq Ft	\$577.71
	Year Built	1948	Lot Sq Ft(approx)	6890 ((Public Records))
	Tax ID	5690010005		
	DOM/CDOM	7/7	Lot Acres (approx)	0.158

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Directions The safe way: From Pasadena 134W exit Colorado blvd, left on Hartwick, left on Linda Rosa

Marketing Remark Pristine, move-in ready traditional awakens to sunrise views from the backyard patio, looking over the large detached garage and the tree-studded backyard. Feed yourself on the avocado, fig and kumquat trees. There is plenty of space for more gardening or play. Inside, the hardwood floors glow, the white walls reflect the light. Updates include interior paint, new Crestview front door, new back door, new light fixtures inside & out, new window coverings, new cabinet & door hardware. Kitchen: Cararra marble countertops installed, tile floors, undermount sink w/ Grohe faucet, garbage disposal, tile backsplash. Laundry: Washer & dryer, custom cabinets installed. Bathroom: Custom cabinets installed, new sink w/ Grohe faucet. And in 1 bedroom, the coolest ceiling fan ever! Exterior: Exterior Painting, Automatic sprinkler system added for front & backyard, new garage door opener, new hot water heater, new fencing.

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