



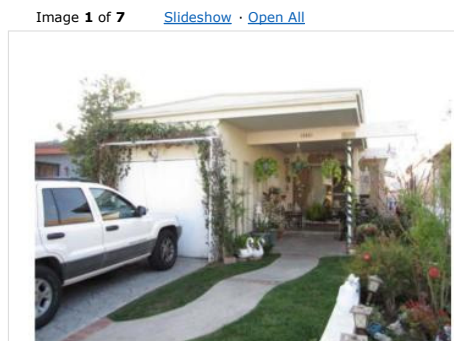
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[14401 Burin AV, Lawndale 90260](#)

List Price: \$277,900



Status: **Active**  
 ML#: **S10049191**  
 APN: **4078033025**  
 Orig. List Price: **\$277,900**  
 Price Per Sqft: **\$256.60**  
 County: **Los Angeles**  
 Property Type: **Single Family Residence/A**  
 Bedrooms: **3**  
 Bath (F,T,H,Q): **2,0,0,0**  
 Sqft/Source: **1,083/Assessor's Data**  
 Sqft Lot/Source: **3,000/Assessor's Data**  
 AC: **Y** Pool: **N**  
 View: **N** Horse:



Area: **112-North Lawndale**  
 Stories: **One Level**  
 Year Built: **1962**  
 Lease Considered: **N**  
 Driving Directions: **S. of Rosecrans, W. of Hawthorne**  
 Thomas Guide: **733C4**  
 Senior Community: **No**  
 SaleType: **Real Estate Owned**  
 Cross Street: **S. of Rosecrans, W. of Hawthorne**  
 Units Total#: **0/0**  
 DOM/CDOM: **0/0**

**Description**

**Bank owned. Sold for 460K in 2005. Cute updated house W. of Hawthorne Blvd, Raised foundation, bamboo floors, recessed lighting, attached garage. 1 minute to 405, 5 minutes to beach.**

List Price Excludes:

**Interior Features**

Fireplace: **None**  
 Cooling: **Central**  
 Heating: **Natural Gas**  
 Laundry: **Area, Inside**  
 Interior: **Smoke Detector**  
 Rooms: **Living Room, Master Bedroom**  
 Eating Area: **Breakfast Counter / Bar, Dining Ell**  
 Floor: **Hardwood**  
 Cooking Appliances: **Garbage Disposal**  
 Appliances: **Garbage Disposal**  
 Utilities:  
 220 Volt Location:

**Exterior Features**

Pool: **None**  
 Spa:  
 Patio:  
 Sprinklers:  
 View: **None**  
 Structure:  
 Outdoors:  
 Fence:  
 Lot/Community: **Well**  
 Legal:  
 Style: **Traditional**  
 Exterior Construction: **Stucco**  
 Roofing: **Composition**

**Garage and Parking**

Garage Att/Det: **Attached** Parking Spaces: **1** Garage Spaces: **1** Carport Spaces: RV Dimensions: # of Remotes:

**Land**

Lot Number: **0** Zone: **REO** Model Name:  
 Block Number: Tract Sub Area Code: Model Code:  
 Lot Dimensions: Tract Number: **0** Assessment: **None**  
 Acres: Community/Complex: Units Total Number:  
 Association Dues: **\$0** Association Amenities:

**Lease/Fees**

Land Fee/Lease: **Fee** Date of Land Lease Renew:  
 Land Lease Amount:  
 Land Transfer Fee:  
 Land Lease Purchase:

**School Information**

School District: **Lawndale**  
 Elementary School: **Call**  
 Junior High School: **School**  
 High School: **District**

**Terms**

Possession: **Close Of Escrow** Listing Terms: **Cash To New Loan**  
 Office/MLS:

S.O. Compensation: **2.500%** Showing Instructions: **Go Direct** Occupant Type: **Vacant**  
 Dual Variable Rate of Com: **No** Key Safe Description: **Combo-See Remarks** Occupant Name:  
 Sign On Property Key Safe Location: **Front Door** Occupant Phone:  
 Listing Office: ([S9736](#)) **Stonehurst Real Estate** Listing Office Ph: **800-647-6270** [Phone Contact Priority:](#)  
 Listing Agent: ([SDFEISDFB](#)) **Service** Listing Office Fax: **800-647-6270** 1.LoPh: **800-647-6270**  
 LA DRE: **01426141** List Type: **Exclusive Right To**  
 Co-Listing Agent: ([snordlea](#)) **Leo Nordine** **Sell**  
 Co LA DRE: **00961679** Service Type: **Full Service**  
 Date Of Listing: **05/07/2010** Listing Paid:  
 Internet, Send?/Address?: **Yes/Yes**

Date Modified: 05/07/2010 VOW, AVM?/Comm?:Yes/Yes  
Date of Expiration: 05/07/2011

Agent Remarks: COMBO 4627. Please submit offers & follow-up emails to offers@nordine.com. Include with your offer: 1) Property address & buyers' name in the subject line, 2) Pre-qual/approval from direct lender w/PROOF OF FUNDS in Buyers name & all Buyers FICO scores, 3) EMD check. Offers without FICO's, EMD, & Pre-approval letter will not be submitted. Sold "AS-IS". Credit for Buyer Repairs \$0.

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Agent Full Single - Residential

ML#: S10049191


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