

Leo Nordine
Condominium

Attached **res Pending Sale** [3401 Barham Blvd 1](#)

Residential

Tue, Sep 22, 2009 10:46 AM

Ref: 1

Los Angeles (City) (LA) Price \$449,500*



Hollywood Hills East (C30) Zip 90068-1290 TGNO [563D7](#)
Los Angeles County (LA) XSTS N. of Hwy 101 E. of Universal Studios Aerial Map

R901467 [Media: 10](#) Builder Tract **Other (OTHR)**
Bed 3 Model **REO (0)**
Baths 4 Style **Contemporary, Mediterranean** Stories **One Level** Floor **1 of 2**
View **Canyon View, City Lights View** HOA Dues \$ Land
425 + \$ 0 Lse/Yr \$
ASqFt **1,960** Assessor YrBlt **1994** Assessor Land Fee
ALotSize **11,293** Assessor Dim Acres **0.26**
Prkng
Garage, # Rem # Uncovered Spaces Cprt # Garages RV Acc Range
cars **2** \$: **No**
Range Price Listing: **No**

Bank owned. HOA is inactive and in disarray. Cash offers only. End unit, completely renovated and meticulously finished in 2006. For the discriminating buyer. Extraordinary features abound in this masterpiece of luxury living. Features include imported rosewood floors, italian marble, stainless steel premiere appliances and rooftop patios with valley and canyon views. Awesome location 2 minutes to Universal Studios and 101.

Directions **N. of Hwy 101 E. of Universal Studios**

Special Conditions: **REO/Lender-Owned**

Rooms

Bedrooms Living Rm **Living Room**
Kitchen Dining **Formal Dining Rm**
Total Baths **4** Full Baths **4** 3/4 Baths **0** 1/2 Baths **0** 1/4 Baths **0**
Baths Desc
Other

Amenities

Pool **No Pool** Spa **No Spa** TV Firepl **Living Room, Master Bedroom / Uses Gas Only**
Appliances **Dishwasher, Garbage Disposal** Water Heater Other
High or Mid-Rise Amenities Security

Interior

Heating **Central** Cooling **Central** Floors **Marble**
Interior Misc
Disability Access **None**

Exterior/Structural

Roof **Composition** Entry Location **Ground Level - no steps** Common Walls **1 common wall**
Cond Plumbing Patio
Structures, Other Sprinklers Doors/Windows
Exterior Construction **Other**

Lot Description

APNO **5579-007-028** Zoning **REO** Lot/Block/Tract **1//0**
Lot Legal
Sewer **In, Connected & Paid** Water **District/Public** Water District Yard
Distance to Beach (miles)

Community/Association

HS Dist **Los Angeles Unified School District** Elemen **Call** Junior **School** High Sch **District**
Amenities
Units **1** HOA Dues \$ **425 + \$ 0** Mello Roos **No**
Land **Fee** Land Lse/Yr \$
City Inspection Required **No** Builder's Name **Bank owned**

Listing Activity

LP/SqFt **\$229.34** Orig Price \$ **580,000** Prev Price \$ **350,000** Current Price **\$449,500** Off Market Date **9/17/2009**

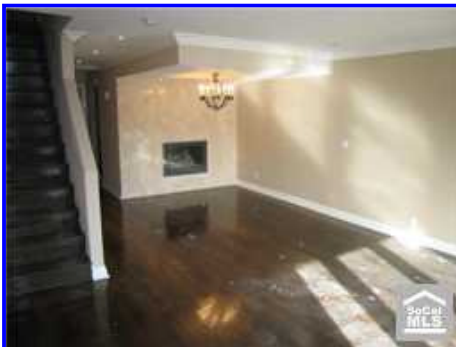
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Agent Toll Free Phone Number:
Pager:
Office Phone: **310-379-8800**

MLS#: R901467 - 3401 Barham 1



If a listing displays "Short Sale/Subj to Lender Approval" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright,

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