Nordine Realtors
2629 Manhattan Avenue #290
Hermosa Beach, CA 90254
310-379-8800 Fax 310-379-5220 Fax On Demand 310-937-4742

STATUS: Active **ADDRESS:** 5324 6TH AVE , LOS ANGELES ,CA 90043 **LP:** $249,000

Add'l Photos

Larger Map Aerial Map Plat Map

RESIDENTIAL SINGLE FAMILY	**AREA:** (41) Park Hills Heights	**MLS#:** 10-433187	**MAP:** 673/G5	**BR:** 3
STYLE: Traditional	**SUB:**	**PUD:**	**YB:** 1912	**BA:** 2.00
APN: 5006-025-007	**ZONE:** LAR1	**HOD:** $0.00	**STO:** 1	**APX SF:** 1,814/VN
ADP:	**VU:** No	**PL:** No	**APX LDM:** 40x135/VN	**APX LSZ:** 5,400/VN
APX ACREAGE:	**GH:** None	**FP:**		**PKGT:** 4
HORSE PROP:	**LSE:**	**LOP:**	**FUR:** No	**PKGC:**2
ELEM: Call	**JRHS:** School	**SRHS:** District		

DIRECTIONS: S. East of Crenshaw, 3 N. of Slauson
REMARKS: Borrower owed 411K. FHA OK! Great remodeled house on quiet street just east of Crenshaw and Windsor Hills. Legal SFR last used as duplex, has 2 electric meters, 2 kitchens, raised foundation, hardwood floors, family room, formal dining room, spot lighting, remodeled kitchen and baths, mirrored wardrobes, new paint, carpet and floors, etc, 2 car garage. 40 x 135 lot, big private yard, blockwall fenced. See agent remarks. Private Remarks Report a Violation

ROOMS: Dining Area,Living
EQUIP: Garbage Disposal,Hood Fan

AIR: Central	**HEAT:** Central
FLOOR: Hardwood	**LAUNDRY:** Room
FIREPL: Living Room	**ROOF:** Composition,Shingle
POOL: None	**TENNIS:**
PARK: Detached	**SPA:** None
VIEW TYPE: None	**WATERFRONT:**
SEC:	**FIN:** Cash To New Loan,FHA
SEWER: In Street,On Site,Paid	**POSS:** Close Of Escrow
DISC: None	**SZONE:**
OCC/SHOW: Combo Lock Box	

LP: $249,000	**DOM:** 58	**LD:** 03/06/2010	**SP:**	**SSP:**	**BLOG Y/N:** Yes
OLP: $285,000		**CD:**	**SD:**	**WD:**	**AVM Y/N:** Yes

LA1: Leo Nordine	**LA1#:** 310-379-8800	**LA1 CELL:**	**LA1 OTHER:**
LA2:	**LA2#:**	**LA2 CELL:**	**LA2 OTHER:**
LA1 EMAIL: nordine@nordine.com		**LA2 EMAIL:**	
LO1: Leo Nordine Realtors		**LO1#:** 310-379-8800	**LA1 FAX#:** 310-379-5220
LO2:		**LO2#:**	**LA2 FAX#:**

CSO: 2.5% **LT:** ER **LBA:** **BAC:** Yes **LS:** No **EO:** No **PROBATE:**

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 and with appropriate professionals. Copyright © 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Leo Nordine DRE# 00961679