

4304 10TH AVE
LOS ANGELES, CA 90008

3 Beds	Baths 4.00 (0F 0T 0H 0Q)	2,177/AS Sqft
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Single Family
SP \$510,000



Area	41 Park Hills Heights
Subdivision	
Price Per Sqft	\$228.76
Lot Size	5,150/VN
HOA 1&2	\$0.00(N/A)
MLS#	13-682505
APN	5023-013-022

Directions: From Crenshaw, head east on Vernon, north on 11th Avenue, east on 43rd Place and north on 10th Avenue

Remarks: This completely remodeled 1930s Modern home in the heart of Leimert Park has been redesigned with the utmost detail. Original features are highlighted throughout the property, from porthole windows, to an original aluminum fireplace mantle, to a breathtaking spiral staircase. The main house is comprised of three bedrooms and three baths, a formal dining room with built-in cabinetry and a newly redesigned eat-in kitchen and marble island with original French doors out to the backyard. The second story features two master suites with private en suite baths. One master suite has an original built-in vanity and access to an oversize roof deck. The back studio unit, perfect for rental income or a home office, has been renovated with a new kitchen and a private bath. Amenities include a brand new electrical system, all copper plumbing, a new A/C system, all new hardwood flooring and carpeting, new vinyl windows, granite countertops, and stainless steel appliances. Don't miss this home!

Agent Remarks: Please contact listing agent David Berneman at (888) 721-2228 x1 for showing instructions. Lock box is at property. Listing agent is part owner. No FHA loans, conventional 20% down only. Please contact for showing instructions.

Structure Info	
Year Built/Source	1937
View	City
Stories	2
Guest House	Detached
PUD	
Sewer	
Style	Modern

Land/Lot Info	
Zoning	LAR3
Land Type	
Land Lease	
Horse Property	
Lot Acreage	
Special Zone	
Addl Parcel	

Contract Info		DOM 91
List Date		06-20-2013
List Price		\$498,000
Orig List Price		\$498,000
Status Date		09-19-2013
Sale Type		Standard
CSO		2.5%
Listing Type		Exclusive Right
Disclosure		As Is

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	

Parking Details	
Parking Type	Covered Parking, Detached, Driveway - Concrete, Driveway Gate, Garage - 2 Car, Parking for Guests - Onsite
Total Spaces	2
Covered Spaces	
Uncovered Spaces	5
Garage Spaces	2
Carport Spaces	

Sale/Sold Info	
Contract Date	08-20-2013
Sold Date	09-19-2013
Sold Price	\$510,000
Sale Terms	
Sold Price/SqFt	\$234
SP/LP	102.41%

Interior Features	
# Fireplaces/Details	1/Decorative, Gas
Furnished	No
AC/Cooling	Air Conditioning
Heating	Central, Natural Gas
Flooring	Carpet, Hardwood
Equip/Apppl	Dishwasher, Microwave, Range/Oven, Refrigerator

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Roofing	
Fence	
Laundry	In Kitchen, Laundry Area

Isaac Berneman	
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LA1 CalBRE#: 00532290	
Phone / Cell	p: 888-721-2228 / c: 310-880-9651
Email	info@goldenbeerealty.com
Office Phone	323-935-1555

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SA1 CalBRE#: 00532290	
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