

Michelle Alderson

Real Estate Consultant & Relocation Specialist

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4501 CEDROS AVE #232
SHERMAN OAKS, CA 91403

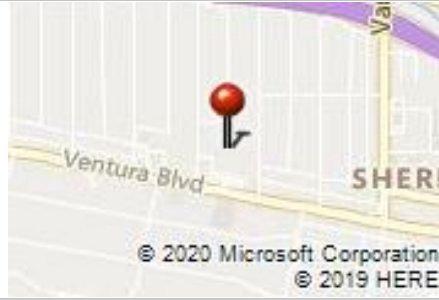
2
Beds

Baths 2.00
(2F 0T 0H 0Q)

1,320/VN
Sqft

Condo/Co-op

SP \$520,000



Expected on Market	
Area	72 Sherman Oaks
Subdivision	
Sold Price/SqFt	\$393.94
Lot Size	83,232/VN
HOA Fee 1 & 2	\$576.14(Monthly)
MLS#	20-550164
APN	2265-001-184

Directions: Just about 200 feet North of Ventura Blvd, between Kester Ave and Van Nuys Blvd

Remarks: in a GREAT LOCATION of Sherman Oaks village, steps to restaurants, shops, banks, mins to Gelson's upcoming brand new Pavilions, Whole Foods. Easy access to B.H. by can canyons, easy pop on 405 & 101 to west-side & east-side. Well maintained HOA, include on-site manager, professional management co. Earth quake inc, pool, gym, rec room. The building was retrofitted in the mid 90's. This is a very good size: 1320 living sqft, good floor plan: living, kitchen and dining in the middle, 2 bedrooms suites on each side with privacy. The master bedroom is very big with bonus area. ALL New carpet, painting, blinds, toilets, dishwasher, microwave, inside laundry room, 2 side by side parking. Priced to sell

Agent Remarks: This is a Probate sale, seller has never lived on the property, it's been a long time rental investment property, NO NEED court confirmation, we have Probate attorney, Administrator, Title are all ready to go. Buyer's EMD can be 3%, please use Probate Purchase agreement Offer will be reviewed on 2/13/2020. Received multiple offers.

Showing Remarks: No showing before open house: Open 2/8 Sat: 1-4pm, and also Open 2/9 Sun: 1-4pm

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	4501 Cedros HOA
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Pool
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Oth. Mgmt. Co. Name	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Structure Info	
Year Built/Source	1971
Stories	2
Building Type	Condominium
Units in Complex	122
Unit Floor #	2
PUD	Yes
Security	Gated
View	Courtyard
Style	Contemporary

Contract Info		DOM 44
List Date	02-03-2020	
List Price	\$518,000	
Orig List Price	\$518,000	
Status Date	03-18-2020	
Sale Type	Probate	
Court Approval	No	
CSO	3%	
Listing Type	Exclusive Right	
Disclosure	Court Approval Not Required, Probate	

Land/Lot Info	
Zoning	LAR4
Land Type	Other
Land Lease Purchase	
Special Zone	Special Study
Horse Property	No

Parking Details	
Parking Type	Garage - 2 Car
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

Sale/Sold Info	
Contract Date	02-19-2020
Sold Date	03-18-2020
Sold Price	\$520,000
Sold Price/SqFt	\$393.94
Sale Terms	Cash to New Loan
SP/LP	100.39%

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Elevator
Flooring	Carpet

Exterior Features	
Pool	Community
Spa	
Tennis/Courts	
Patio	
Roofing	
Laundry	In Unit

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NOTICE: Until further notice, and due to the current orders in place on a federal, state and local level, the computation of Days on Market (DOM) has been suspended until further notice. 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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Michelle Alderson CALDRE# 02059317