



Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com

1-888-381-5588 - corey@coreychambers.com

2640 Granada ST
CYPRESS PARK, CA 90065

3
Beds

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

1,810
Sqft

Single Family
LP \$699,900



Expected on Market	
Area	1165 Cypress Park
Subdivision	
List Price Per Sqft	\$386.69
Lot Size	5,400
HOA Fee 1 & 2	\$0.00(Monthly)
MLS#	CV21089881MR
APN	5453-001-010

Directions: Between San Fernando Rd and Cypress Ave.

Remarks: Incredible Investment opportunity!!! Duplexes do not come around easy these days, this property is perfect for an investor or a family looking to build generational wealth!!! This two unit property is centrally located in Cypress Park alongside Mount Washington. Easy access to some of LA's major freeways 5, 110, and the 2 freeway. Walking distance to Rio De Los Angeles State Park. You are minutes away from some of Los Angeles's great landmarks Dodger Stadium, Downtown LA, China Town, Highland Park, Echo Park, Silver Lake and the Griffith Observatory! Oh yes, and the famous "Footies Bar" where multiple movies have been filmed is right down the street on Figueroa st, right next to multiple shopping centers, restaurants and family businesses. There are a total of 3 Bedrooms and 2 Bathrooms. This property sits on 5,400 SQFT LOT. And we know how important parking is in Los Angeles, you have your own driveway where you can park multiple cars! The front Unit has 2 bedrooms, 1 bathroom, living room, laundry room, and great size kitchen. The second unit has 1 bedroom, 1 bathroom, living room, it's own laundry room and a nice sized kitchen. You also have a private patio area behind each unit, which would be fantastic for family gatherings! Come and view this amazing Duplex, because opportunities like these don't last!!!

Community/Development	Structure Info	Contract Info	DOM 1
Tax Mello Roos	Year Built/Source	List Date	04-27-2021
Complex/Assoc Name	Stories	List Price	\$699,900
Assoc Amenities	Attached/Detached	Orig List Price	\$699,900
Assoc Fees Include	Guest House	Status Date	04-27-2021
Assoc Pet Rules	PUD	Change Date/Type	04-28-2021/New Listing
Community Features	Sewer	Sale Type	Standard
Rental Restrictions	Style	Avail for Lease	No
Short Term Rentals	View		
Short Term Rental Duration	Security		
Builders Tract Code	Dir Faces		
Builders Model Code	Prop Condition		
Builders Model Name	Entry Floor #		
Builders Name	Maid's		
	Prop Subtype		Single Family

Land/Lot Info	Parking Details	Sale/Sold Info
Zoning	Parking Type	Contract Date
Land Type	Total Spaces	Sold Date
Land Lease Purchase	Covered Spaces	Sold Price
Horse Property	Uncovered Spaces	Sold Price/SqFt
Lot Acreage	Garage Spaces	Sale Terms
Special Zone	Carport Spaces	SP/LP
Addl Parcel	Remote Controls	
Lot Dimen		
Lot Descr.		
Lot Location		

Interior Features	Exterior Features
# Fireplaces/Details	Pool
Furnished	Spa
AC/Cooling	Tennis/Courts
Heating	Roofing
Flooring	Fence
Equip/Apppl	Sprinklers
Rooms	Patio Features
Interior Features	Entry Location
Kitchen Features	Exterior Constr
Bathroom Features	Foundation Details
Bedroom Features	Other Struc Feat
Common Walls	Other Structures
Cooking Appliances	RV Access Dimen
Disability Access	Windows
Eating Areas	Water Heater Feat
220-Volt Location	Laundry
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.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. VESTA*PLUS*™ Copyright © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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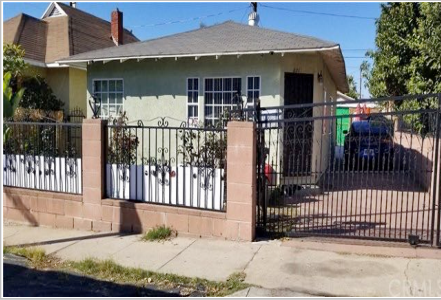
2711 Pepper AVE
LOS ANGELES, CA 90065

3
Beds

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

1,148
Sqft

Single Family
LP \$750,000



Expected on Market	
Area	1165 Cypress Park
Subdivision	
List Price Per Sqft	\$653.31
Lot Size	4,001
HOA Fee 1 & 2	\$0.00(Monthly)
MLS#	DW21019782MR
APN	5453-009-008

Directions: See Google Map

Remarks: This property is a 3 bedrooms 2 bathrooms, property profile shows 1 bath. This is your traditional classic house in Cypress Park, with Central Air & Heating, Granite counter top, Laminated hardwood and Tile flooring. Property has a carport that has been enclosed and its currently being used a Rec Room. This property has lots of potential... Property can be converted to a Duplex. Property already has the 2nd meter installed. And, if you know the are you know the value. Buyers and/or Buyers agent to verify all permits with City!!!

Community/Development		Structure Info		Contract Info		DOM 90
Tax Mello Roos		Year Built/Source	1922/Assessor	List Date	01-27-2021	
Complex/Assoc Name		Stories	1	List Price	\$750,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$750,000	
Assoc Fees Include		Guest House	None	Status Date	01-27-2021	
Assoc Pet Rules		PUD		Change Date/Type	01-29-2021/New Listing	
Community Features	Sidewalks, Street Lights	Sewer		Sale Type	Standard	
Rental Restrictions		Style		Avail for Lease	No	
Short Term Rentals		View	No			
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype	Single Family			

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1549 W Court St
Los Angeles, CA 90026

3
Beds

Baths 3.00
(3F 0T 0H 0Q)

1,163/AS
Sqft

Single Family
LP \$995,000



Expected on Market	
Area	21 Silver Lake - Echo Park
Subdivision	
List Price Per Sqft	\$855.55
Lot Size	5,061/AS
HOA Fee 1 & 2	
MLS#	21-721100
APN	5159-021-025

Directions: From 2 freeway, go south on Glendale Blvd. Turn right on Pizarro St. and Left on Court St.

Remarks: R3 ZONED PROPERTY. Beautiful single family residence minutes to downtown Los Angeles. Property was originally a duplex and the owner combined both units to a single family residence. The property was renovated and consists of a master bedroom with shower and 2 additional bedrooms and a full bath. Spacious living room with high ceilings, open concept kitchen and granite countertops. Breakfast and dining area that opens to the outside patio. Adjacent to the kitchen is a step down that leads to the original second unit. The owner was trying to convert the adjacent second unit to another master bedroom and has decided to not continue with the project. There is a finished full bath however, the rest of the room is unfinished and still shows the existing kitchen. Rear yard has open patio and storage rooms. Central air/heat, recessed lighting throughout and much more. This property has so much potential. Must See!

Community/Development		Structure Info		Contract Info		DOM 10
Tax Mello Roos		Year Built/Source	1903/Assessor	List Date	04-19-2021	
Complex/Assoc Name		Stories	1	List Price	\$995,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$995,000	
Assoc Fees Include		Guest House		Status Date	04-19-2021	
Assoc Pet Rules		PUD		Change Date/Type	04-27-2021/Active	
Community Features		Sewer		Sale Type	Standard	
Rental Restrictions		Style	Bungalow			
Short Term Rentals		View	No			
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR3	Parking Type	Garage - 2 Car, Garage Is Detached, Driveway	Contract Date		
Land Type		Total Spaces	0	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.116	Garage Spaces	2	Sale Terms		
Special Zone	Rent Control	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features		Exterior Features				
# Fireplaces/Details	None	Pool	No			
Furnished	Unfurnished	Spa	None			
AC/Cooling	Central	Tennis/Courts	None			
Heating	Central	Roofing	Composition Shingle			
Flooring	Laminate, Stone Tile, Hardwood	Fence				
Equip/Apppl	Ceiling Fan, Dishwasher, Garbage Disposal, Gas Or Electric Dryer Hookup	Sprinklers	None			
Rooms	Breakfast Area, Dining Area, Living, Master Bedroom	Patio Features	Patio Open			
Interior Features	High Ceilings (9 Feet+), Open Floor Plan	Entry Location				
Kitchen Features	Granite Counters	Exterior Constr				
Bathroom Features	Granite, Remodeled, Shower Over Tub, Shower Stall	Foundation Details				
Bedroom Features	Master Bedroom	Other Struc Feat				
Common Walls	Detached/No Common Walls	Other Structures	Shed			
Cooking Appliances	Built-In And Free Standing	RV Access Dimen				
Disability Access		Windows				
Eating Areas	Breakfast Area, Dining Area, Kitchen Island	Water Heater Feat	Tankless			
220-Volt Location		Laundry	Laundry Area			
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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4131 chevy chase

ATWATER VILLAGE, CA 90039

1
Beds

Baths 1.00
(1F 0T 0H 0Q)

1,997
Sqft

Single Family

LP \$998,000



Expected on Market	
Area	1025 Atwater
Subdivision	
List Price Per Sqft	\$499.75
Lot Size	7,000
HOA Fee 1 & 2	\$0.00(Monthly)
MLS#	SR21000738CN
APN	5593-025-011

Directions: Just East of San Fernando Road

Remarks: These two buildings are situated on a 7,000sf lot, its a mixed-use/live-work opportunity in highly sought after Atwater Village. The first building consists of retail unit currently being used a liquor store with ample warehouse component and surface parking. The business currently maintains an active ABC liquor license until Aug 2021 and has been in business over 30 years, seller would be looking to potentially leave at the close of escrow. The 2nd building is a residential unit currently occupied with a MTM tenant, well below market rents. It has its own separate address consisting of 1 bd + 1 ba, kitchen, living room with its own gated rear yard giving the expansion potential to create a larger foot print for the main house. It also has a detached two car garage. The 2 car garage lends itself to an ADU opportunity, creating a duplex and a free-standing retail building. An owner-user could live in this gentrified community while operating the retail business and potentially leasing out the converted ADU as a solid supplemental income stream.

and Supplemental Income Stream

Community/Development		Structure Info		Contract Info		DOM 116
Tax Mello Roos		Year Built/Source	1923/Assessor	List Date	01-03-2021	
Complex/Assoc Name		Stories		List Price	\$998,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$998,000	
Assoc Fees Include		Guest House	None	Status Date	01-03-2021	
Assoc Pet Rules		PUD		Change Date/Type	01-03-2021/New Listing	
Community Features	Biking, Curbs, Dog Park, Golf, Horse Trails, Mountainous, Sidewalks, Storm Drains, Street Lights, Urban	Sewer		Sale Type	Standard	
Rental Restrictions		Style		Avail for Lease	No	
Short Term Rentals		View	No			
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype	Single Family			

🏠 Land/Lot Info		🚗 Parking Details		📄 Sale/Sold Info	
Zoning		Parking Type		Contract Date	
Land Type	Fee	Total Spaces	2	Sold Date	
Land Lease Purchase		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	0.000	Garage Spaces	2	Sale Terms	
Special Zone		Carport Spaces	0	SP/LP	
Addl Parcel		Remote Controls	0		
Lot Dimen					
Lot Descr.					
Lot Location					

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished		Spa	
AC/Cooling	None	Tennis/Courts	
Heating		Roofing	
Flooring		Fence	
Equip/Appl		Sprinklers	
Rooms		Patio Features	
Interior Features		Entry Location	
Kitchen Features		Exterior Constr	
Bathroom Features		Foundation Details	
Bedroom Features		Other Struc Feat	
Common Walls	Detached/No Common Walls	Other Structures	
Cooking Appliances		RV Access Dimen	
Disability Access		Windows	
Eating Areas		Water Heater Feat	
220-Volt Location		Laundry	None
TV Services			

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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4560 Rosewood AVE
LOS ANGELES, CA 90004

5
Beds

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

1,683
Sqft

Single Family

LP \$999,000↑



Expected on Market	
Area	17 Mid-Wilshire
Subdivision	
List Price Per Sqft	\$593.58
Lot Size	4,840
HOA Fee 1 & 2	\$0.00(Monthly)
MLS#	CV19149954MR
APN	5521-024-013

Directions: www.mapquest.com

Remarks: Great Duplex, Unit one is 3 bedrooms and 1 bath & unit Two is 2 bedrooms and 1 bath with hardwood flooring. Rents are high demand for this location. Excellent location with close proximity to Paramount Studios, all Retail and Entertainment amenities in Hollywood and Silver Lake. Excellent Investment and/or Additional Development Opportunity, due to R-3 Zoning . Area Development and Improvements Happening Rapidly.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	Sidewalks, Street Lights
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Structure Info	
Year Built/Source	1924/Assessor
Stories	
Attached/Detached	Detached
Guest House	None
PUD	
Sewer	
Style	
View	City Lights
Security	
Dir Faces	
Prop Condition	
Entry Floor #	
Maid's	
Prop Subtype	Single Family

Contract Info		DOM 447
List Date	06-25-2019	
List Price	\$999,000	
Orig List Price	\$899,000	
Status Date	06-25-2019	
Change Date/Type	10-16-2020/Back On Market	
Sale Type	Standard	
Avail for Lease	No	
Possession	Negotiate	

Land/Lot Info	
Zoning	LAR3
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.000
Special Zone	
Addl Parcel	
Lot Dimen	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	
Heating	
Flooring	
Equip/Appl	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	All Bedrooms Down
Common Walls	Detached/No Common Walls
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Roofing	
Fence	
Sprinklers	
Patio Features	
Entry Location	
Exterior Constr	
Foundation Details	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Garage

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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212 N Vendome ST
LOS ANGELES, CA 90026

4
Beds

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

2,970
Sqft

Single Family

LP \$1,088,000↓



Expected on Market	
Area	2081 Other (LCOTH)
Subdivision	
List Price Per Sqft	\$366.33
Lot Size	6,370
HOA Fee 1 & 2	\$0.00(Monthly)
MLS#	BB20237805MR
APN	5156-012-010

Directions: Temple and Vendome

Remarks: BACK ON THE MARKET!! Turn of the Century CRAFTSMAN! 4 Bedrooms, 2 baths, 2970 Square Feet. All the beautiful Craftsman work are still intact, just needs refreshing! Lot is zoned for a Duplex which is good news, because behind the home is a 2 bedroom, 1 bath home, that can be used for income or simply a granny flat! This is Lovely and can be Extraordinary!!

Community/Development		Structure Info		Contract Info		DOM 167
Tax Mello Roos		Year Built/Source	1916/Assessor	List Date	11-11-2020	
Complex/Assoc Name		Stories	2	List Price	\$1,088,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$1,199,000	
Assoc Fees Include		Guest House	None	Status Date	11-11-2020	
Assoc Pet Rules		PUD		Change Date/Type	04-02-2021/Back On Market	
Community Features	Curbs, Street Lights	Sewer		Sale Type		
Rental Restrictions		Style		Avail for Lease	No	
Short Term Rentals		View	City Lights			
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype	Single Family			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LARD2	Parking Type		Contract Date		
Land Type		Total Spaces	0	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.000	Garage Spaces	0	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features		Exterior Features				
# Fireplaces/Details	Living Room	Pool	No			
Furnished		Spa				
AC/Cooling	None	Tennis/Courts				
Heating		Roofing				
Flooring		Fence				
Equip/Apppl		Sprinklers				
Rooms		Patio Features				
Interior Features		Entry Location				
Kitchen Features		Exterior Constr				
Bathroom Features		Foundation Details				
Bedroom Features		Other Struc Feat				
Common Walls	Detached/No Common Walls	Other Structures				
Cooking Appliances		RV Access Dimen				
Disability Access		Windows				
Eating Areas		Water Heater Feat				
220-Volt Location		Laundry	Room			
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1615 Champlain TER
ECHO PARK, CA 90026

2
Beds

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

1,357/SU
Sqft

Single Family
LP \$1,089,000

Active



Expected on Market	
Area	21 Silver Lake - Echo Park
Subdivision	
List Price Per Sqft	\$802.51
Lot Size	6,011/AS
HOA Fee 1 & 2	\$300.00(Monthly)
MLS#	21-703486
APN	UNAVAILABLE

Virtual
SHOWING

04/29/2021 (1:00PM-3:00PM)
05/02/2021 (2:00PM-5:00PM)

Directions: Take Sunset to Echo Park Ave, go North to Champlain Terrace and turn left.

Remarks: BEAUTIFUL CRAFTSMAN WITH DETACHED GUEST HOUSE IN ECHO PARK. Recently renovated, this Elysian Heights T.I.C. home boasts a full 1357 interior square footage, with a 2 Bed/1 Bath main house plus a large studio/guest house which comfortably fits a king-sized bed, living and office area and has tons of closets. The studio has a beautifully remodeled bathroom and offers tons of privacy. A spacious deck links the two buildings, creating an indoor/outdoor setting for the single user or a fantastic income producing unit for the up-and-coming crowd. Nestled on a gentle slope with delightful views of the neighboring hills, 1615 Champlain offers privacy and quiet plus close proximity to Echo Park Lake, Elysian Park, Silver Lake and DTLA. The main house has an open plan Great Room with Cathedral ceilings for living/dining/cooking, two large bedrooms and one bathroom. Inside, you'll find gorgeous wide-plank oak hardwood floors, high-ceilings, a brand new kitchen with SS appliances, quartz countertops, new cabinetry, recessed lighting, tiled bathrooms and turn of the century character. Add in plenty of outdoor space for the aspiring gardener, W/D closet, central heating, 1 reserved spot + easy street parking, and a great location. You won't want to miss this opportunity!

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	Insurance Paid, Maintenance Paid
Assoc Pet Rules	Pets Permitted, Assoc Pet Rules
Community Features	
Rental Restrictions	Yes
Short Term Rentals	No
Short Term Rental Duration	Monthly
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Structure Info	
Year Built/Source	1913/Assessor
Stories	1
Attached/Detached	Detached
Guest House	Detached
PUD	No
Sewer	In Street
Style	Craftsman
View	City Lights, Hills
Security	
Dir Faces	Faces East, Faces North, Faces South, Faces West
Prop Condition	Updated/Remodeled
Entry Floor #	
Maid's	No
Prop Subtype	

Contract Info		DOM 49
List Date	03-11-2021	
List Price	\$1,089,000	
Orig List Price	\$1,089,000	
Status Date	03-11-2021	
Change Date/Type	03-19-2021/Active	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR2
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Rent Control
Addl Parcel	
Lot Dimen	
Lot Descr.	2-4 Lots
Lot Location	Hillside

Parking Details	
Parking Type	Other
Total Spaces	1
Covered Spaces	
Uncovered Spaces	1
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	None
Heating	Central
Flooring	Hardwood, Tile
Equip/Appl	Dishwasher, Garbage Disposal, Range/Oven, Refrigerator
Rooms	Breakfast Bar, Patio Open, Guest House, Great Room, Studio
Interior Features	Cathedral-Vaulted Ceilings, Open Floor Plan, High Ceilings (9 Feet+)
Kitchen Features	Stone Counters, Island, Remodeled
Bathroom Features	
Bedroom Features	
Common Walls	Detached/No Common Walls
Cooking Appliances	Gas, Range
Disability Access	
Eating Areas	Dining Area, Breakfast Counter / Bar
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	None
Tennis/Courts	None
Roofing	Shingle
Fence	Wood
Sprinklers	
Patio Features	Deck(s), Wood
Entry Location	Ground Level w/steps
Exterior Constr	
Foundation Details	Raised Foundation
Other Struc Feat	Two On A Lot, High Ceilings (9 Feet+)
Other Structures	GuestHouse
RV Access Dimen	
Windows	
Water Heater Feat	Central Water Heater, Gas
Laundry	None

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	None
Water District	LADWP

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.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. VESTA*PLUS*™ Copyright © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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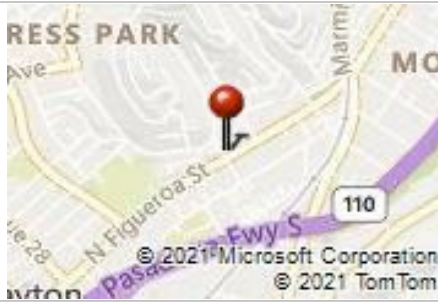
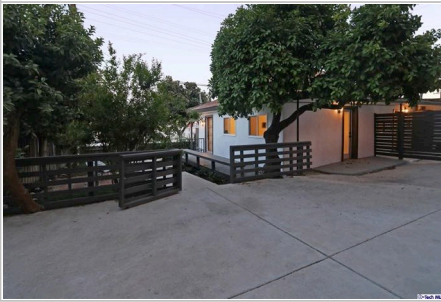
3501 N Figueroa Street
LOS ANGELES, CA 90065

4
Beds

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

1,369/PR
Sqft

Single Family
LP \$1,100,000



Expected on Market	
Area	1284 Highland Park
Subdivision	
List Price Per Sqft	\$803.51
Lot Size	5,664/PR
HOA Fee 1 & 2	\$0.00(Monthly), \$0.00(Monthly)
MLS#	320005758IT
APN	5446-003-016

Remarks: Looking for a smart investment in a booming location? This absolutely charming duplex located on the cusp of Highland Park and Mount Washington has extraordinary potential! Delivered totally vacant and turnkey, both units feature 2 bed and 1 bath with their own enclosed yards, tons of parking and separate entrances. One of the units features amazing city light views of the downtown LA skyline! The entire property is light and bright and has been thoughtfully designed and upgraded from head to toe with designer kitchens and baths, chic lighting, and easy breezy floor plans. A dream location; situated on Figueroa Blvd within a stone's throw to trendy shops and cafes yet easily accessible from a quiet side street and set back behind lush landscaping and custom fencing for maximum privacy! You will feel tucked away at home yet with the pulse of the city at your fingertips with snap access to Downtown LA or the main strips of Highland Park on York and Fig! Perfect for anyone looking to live in one unit and subsidize their mortgage by renting the other...also great for a 1031 exchange, investment or anyone looking for steady long term cash flow in a rapidly appreciating area! Many rental comps in the area for remodeled 2 bedroom properties are starting at \$3,50

Community/Development		Structure Info		Contract Info		DOM 9
Tax Mello Roos	Unknown	Year Built/Source	1940/Assessor	List Date	04-20-2021	
Complex/Assoc Name		Stories		List Price	\$1,100,000	
Assoc Amenities		Attached/Detached		Orig List Price	\$1,100,000	
Assoc Fees Include		Guest House		Status Date	04-20-2021	
Assoc Pet Rules		PUD		Change Date/Type	04-20-2021/New Listing	
Community Features		Sewer		Sale Type		
Rental Restrictions		Style		Avail for Lease	No	
Short Term Rentals		View	City, City Lights			
Short Term Rental Duration		Security				
Builders Tract Code	NA632	Dir Faces				
Builders Model Code		Prop Condition	Updated/Remodeled			
Builders Model Name		Entry Floor #	0			
Builders Name		Maid's				
		Prop Subtype	Single Family			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LARD2	Parking Type		Contract Date		
Land Type		Total Spaces	0	Sold Date		
Land Lease Purchase		Covered Spaces	0	Sold Price		
Horse Property		Uncovered Spaces	0	Sold Price/SqFt		
Lot Acreage	0.130	Garage Spaces	0	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen						
Lot Descr.						
Lot Location						

Interior Features		Exterior Features	
# Fireplaces/Details		Pool	No
Furnished		Spa	
AC/Cooling	Air Conditioning	Tennis/Courts	
Heating		Roofing	
Flooring	Wood	Fence	
Equip/Apppl	Air Conditioning	Sprinklers	
Rooms		Patio Features	
Interior Features		Entry Location	
Kitchen Features		Exterior Constr	
Bathroom Features		Foundation Details	
Bedroom Features		Other Struc Feat	
Common Walls	Attached, Common Walls	Other Structures	
Cooking Appliances		RV Access Dimen	
Disability Access		Windows	
Eating Areas		Water Heater Feat	
220-Volt Location		Laundry	Laundry Area
TV Services			

🌿 Green	
Green Building Certification	
Green Certification Rating	0.00
Green Certifying Body	
Green HTA Index	0
Green Walk Score	0
Green Year Certified	0
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	Amabel St
Alt St. Name	
County	Los Angeles
Country	US
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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4115 Eagle Rock BLVD

EAGLE ROCK, CA 90065

2
Beds

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

1,371
Sqft

Single Family

LP \$1,120,000↓



Expected on Market	
Area	93 Eagle Rock
Subdivision	
List Price Per Sqft	\$816.92
Lot Size	6,250
HOA Fee 1 & 2	\$0.00(Monthly)
MLS#	OC21027707MR
APN	5473-006-003

Directions: from fwy 2 exit on verdugo then left on eagle rock blvd towards ave 41

Remarks: LOCATION!!! LOCATION !!! AND LOCATION!!!! GREAT INVESTMENT OPPORTUNITY!!! REDUCED PRICE!!!! REDUCED PRICE!!! DUPLEX 1BR and 1 BATH each unit. Can hold 3 to 4 cars for parking on the side of the house. This is a true gem HIDDEN for several years but now open for scrutiny and share its vast potential as to the business opportunity to the next fortunate investor/owner. Strategically sits in one of the busiest areas in eagle rock and thus offers a myriad opportunity for both investors and homeowners. Overwhelmingly surrounded by different successful business establishments such as apartments, grocery stores, supermarkets, restaurants, TARGET, medical and dental clinics, schools (Occidental College), churches, parks, and many more! THIS WILL SELL FAST!!!! DON'T MISS OUT!!!

Community/Development		Structure Info		Contract Info		DOM 74
Tax Mello Roos		Year Built/Source	1930/Assessor	List Date	02-09-2021	
Complex/Assoc Name		Stories		List Price	\$1,120,000	
Assoc Amenities		Attached/Detached	Attached	Orig List Price	\$1,125,000	
Assoc Fees Include		Guest House	None	Status Date	02-09-2021	
Assoc Pet Rules		PUD		Change Date/Type	04-27-2021/Back On Market	
Community Features	Sidewalks, Street Lights	Sewer		Sale Type	Standard	
Rental Restrictions		Style		Avail for Lease	No	
Short Term Rentals		View	, City Lights	Possession	Other	
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype	Single Family			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAC2	Parking Type		Contract Date		
Land Type	Fee	Total Spaces	2	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.000	Garage Spaces	2	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features			Exterior Features			
# Fireplaces/Details	None		Pool	No		
Furnished			Spa			
AC/Cooling			Tennis/Courts			
Heating			Roofing			
Flooring			Fence			
Equip/Appl			Sprinklers			
Rooms			Patio Features			
Interior Features			Entry Location			
Kitchen Features			Exterior Constr			
Bathroom Features			Foundation Details			
Bedroom Features	All Bedrooms Down		Other Struc Feat			
Common Walls	Attached		Other Structures			
Cooking Appliances			RV Access Dimen			
Disability Access			Windows			
Eating Areas			Water Heater Feat			
220-Volt Location			Laundry	Inside		
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Glendale Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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2319 S Raymond AVE
LOS ANGELES, CA 90007

6
Beds

Baths 4.00
(4F 0T 0H 0Q)

2,860
Sqft

Single Family
LP \$1,125,000



Expected on Market	
Area	16 Mid Los Angeles
Subdivision	
List Price Per Sqft	\$393.36
Lot Size	6,750
HOA Fee 1 & 2	\$0.00(Monthly)
MLS#	DW21036897MR
APN	5054-002-003

Directions: Head West on Adams Blvd. right at Raymond Ave. Destination will be on the left.

Remarks: Welcome to this gorgeous Craftsman-Victorian style blend home nestled in the desirable Adams-Normandie area of Historic West Adams(HPOZ). Walking up to the home you note the facade's exposed rafters, wide trim cased multi-pane windows, wood siding, crown moldings & brackets only to be led to a generous covered porch. Through the front entry way you are welcomed into the foyer. To the left of the foyer is the sun-filled formal living room and dining room, which features an exposed brick fireplace. Both rooms highlighted by the coffered ceilings, pocket doors, built-in storage &/or shelving. Around the corner is a large kitchen that features both a pantry & breakfast nook area. To the rear of the first floor is a bedroom & full bath along with a designated wash area. A jaunt up the staircase leads you to the four remaining bedroom with one of the west facing bedrooms featuring a bonus area that can be used as a sun room, home office, creative space, etc. the possibilities are endless. The large & lush backyard is an entertainers dream complete with a covered porch, raised garden, koi pond, & permitted guest house. The guest house is complete with kitchenette, bath, & living area; along with a spacious attached covered semi-wrap around deck. Entertain, create memories, dine alfresco or escape the hustle & bustle of city life in your own private oasis. Loca

Exclusions: All personal belongs.

Community/Development		Structure Info		Contract Info		DOM 66
Tax Mello Roos		Year Built/Source	1907/Assessor	List Date	02-22-2021	
Complex/Assoc Name		Stories	2	List Price	\$1,125,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$1,125,000	
Assoc Fees Include		Guest House	None	Status Date	02-22-2021	
Assoc Pet Rules		PUD		Change Date/Type	03-26-2021/Active	
Community Features	Sidewalks	Sewer		Sale Type	Standard	
Rental Restrictions		Style	Craftsman	Avail for Lease	No	
Short Term Rentals		View	Yes			
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype	Single Family			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR2	Parking Type	Driveway	Contract Date		
Land Type	Fee	Total Spaces	0	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.000	Garage Spaces	0	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features		Exterior Features				
# Fireplaces/Details	Dining	Pool	No			
Furnished		Spa				
AC/Cooling	None	Tennis/Courts				
Heating	Floor Furnace	Roofing				
Flooring		Fence				
Equip/Apppl		Sprinklers				
Rooms		Patio Features				
Interior Features		Entry Location				
Kitchen Features		Exterior Constr				
Bathroom Features		Foundation Details				
Bedroom Features		Other Struc Feat				
Common Walls	Detached/No Common Walls	Other Structures				
Cooking Appliances		RV Access Dimen				
Disability Access	2+ Access Exits	Windows				
Eating Areas	Breakfast Nook	Water Heater Feat				
220-Volt Location		Laundry	Inside			
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1624 Cimarron St
Los Angeles, CA 90019

**6
Beds**

**Baths 4.00
(4F 0T 0H 0Q)**

**2,444/AS
Sqft**

Single Family
LP \$1,190,000

Active



Expected on Market	
Area	16 Mid Los Angeles
Subdivision	
List Price Per Sqft	\$486.91
Lot Size	4,635/AS
HOA Fee 1 & 2	
MLS#	21-715394
APN	5073-019-019

Directions: 1 block S of Venice, 2 blocks of Arlington Ave

Remarks: Don't miss Near Koreatown, 6 bed 4 bath (3bed 2bath downstairs, 3bad 2bath upstairs), Extra Bobus room upstairs. Updated bathroom & New floors. Auto Driveway Gate. Separate stairs and entrance like duplex style. Can rent out for extra income. 2 car garage with large driveway (4~6 parking space).

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Structure Info	
Year Built/Source	1907/Assessor
Stories	2
Attached/Detached	Detached
Guest House	None
PUD	No
Sewer	
Style	Traditional
View	City
Security	Smoke Detector, Automatic Gate, Carbon Monoxide Detector(s)
Dir Faces	Faces West
Prop Condition	
Entry Floor #	
Maid's	
Prop Subtype	

Contract Info		DOM 23
List Date	04-06-2021	
List Price	\$1,190,000	
Orig List Price	\$1,190,000	
Status Date	04-06-2021	
Change Date/Type	04-14-2021/Active	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	
Financing	Cash, Cash To Existing Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR2-CPIO
Land Type	Fee
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.106
Special Zone	Property Report
Addl Parcel	No
Lot Dimen	60x77/AS
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Covered Parking, Driveway Gate, Attached, Auto Driveway Gate, Garage, Garage - 2 Car
Total Spaces	6
Covered Spaces	2
Uncovered Spaces	6
Garage Spaces	1
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	1/Family Room
Furnished	Unfurnished
AC/Cooling	None
Heating	Wall
Flooring	Hardwood
Equip/Apppl	Gas Dryer Hookup, Range/Oven, Dishwasher
Rooms	Bonus
Interior Features	
Kitchen Features	Granite Counters
Bathroom Features	Shower and Tub
Bedroom Features	
Common Walls	Detached/No Common Walls
Cooking Appliances	Gas/Electric Range
Disability Access	
Eating Areas	Dining Area, Kitchen Island
220-Volt Location	
TV Services	

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	None
Roofing	
Fence	
Sprinklers	
Patio Features	
Entry Location	
Exterior Constr	
Foundation Details	
Other Struc Feat	
Other Structures	None
RV Access Dimen	
Windows	Screens, Double Pane Windows, Window Blinds
Water Heater Feat	Gas, Central Water Heater
Laundry	Inside, Laundry Area

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	None
Water District	

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2811 Marsh St
Los Angeles, CA 90039

4 Beds	Baths 3.00 (3F 0T 0H 0Q)	1,732/DV Sqft
-----------	-----------------------------	------------------

Single Family
LP \$1,295,000

Active



Expected on Market	
Area	21 Silver Lake - Echo Park
Subdivision	
List Price Per Sqft	\$747.69
Lot Size	4,943/AS
HOA Fee 1 & 2	
MLS#	21-700492
APN	5442-030-017

Directions: Take Ripple St. to Marsh St.

Remarks: A peaceful and light-filled retreat in Frogtown with guest house! The renovated main home features 3 bedrooms and 2 bathrooms. Open concept kitchen, dining, and living area boast vaulted ceilings and are flooded with natural light, showcasing views into the hedged and gated front yard with large olive tree and planters for your showstopping summer garden! The primary suite has 2 oversized closets and opens onto the backyard, ready for outdoor entertaining. The detached guest house features kitchen, bedroom, bathroom, and separate laundry area, ready for immediate income generation or a great spot for extended-stay family and friends. An additional finished garage can double as a creative space or home gym. A perfectly private compound for all of your needs, wants, and then some. Just down the street from the best of Elysian Valley bike or walk to Frogtown Brewery, Salazar, La Colombe Coffee, Wax Paper, LA River Bike Path and so much more. Stop by to see why so many folks love calling Frogtown home.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Structure Info	
Year Built/Source	1923/Appraiser
Stories	1
Attached/Detached	Detached
Guest House	
PUD	
Sewer	
Style	Bungalow
View	No
Security	
Dir Faces	
Prop Condition	
Entry Floor #	
Maid's	
Prop Subtype	

Contract Info	DOM 56
List Date	03-04-2021
List Price	\$1,295,000
Orig List Price	\$1,295,000
Status Date	03-04-2021
Change Date/Type	03-24-2021/Active
Sale Type	Standard

Land/Lot Info	
Zoning	LAR2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.114
Special Zone	
Addl Parcel	
Lot Dimen	40x124/VN
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage, Driveway Gate, Driveway
Total Spaces	3
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Flooring	Tile, Laminate
Equip/Apppl	Range/Oven, Refrigerator, Gas Or Electric Dryer Hookup, Garbage Disposal, Electric Dryer Hookup, Dishwasher
Rooms	Walk-In Closet, Living, Dining Area, Master Bedroom, Guest House, Den/Office, Den
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Detached/No Common Walls
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➡ Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Roofing	
Fence	
Sprinklers	
Patio Features	
Entry Location	
Exterior Constr	
Foundation Details	
Other Struc Feat	
Other Structures	Accessory Dwelling Unit, GuestHouse
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Laundry Area, In Closet

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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4047 Camero Ave
Los Angeles, CA 90027

5
Beds

Baths 3.00
(3F 0T 0H 0Q)

1,638/OT
Sqft

Single Family
LP \$1,349,000

Active



Expected on Market	
Area	22 Los Feliz
Subdivision	
List Price Per Sqft	\$823.57
Lot Size	5,399/AS
HOA Fee 1 & 2	
MLS#	21-700520
APN	5430-005-014

Directions: Corner of Myra Avenue and Camero Avenue

Remarks: 2 DETACHED HOMES ON 1 LOT SHARE NO WALLS! 3+2 & 2+1. Approx. 966sf front & 672 sf back unit. Zoned LAR1, Technically a 2-unit Duplex. Amazing flexibility for owner/user to live & rent, or investor to rent out both units. Located on a beautifully tree-lined street in the trendy neighborhood of Franklin Hills, on a corner lot. This Spanish style main home has been beautifully remodeled with unparalleled curb appeal, meticulous details, romantic character & charm. Enter light and bright living room with wide plank laminate wood flooring, and new windows throughout. L-shaped open kitchen with brand-new stainless-steel appliances, & white quartz countertops. Spacious master bedroom w/ ample closet space. Remodeled en suite master bath with new tile floor, double sink vanity, glass shower panel, & tile. New plumbing & electrical fixtures with new HVAC system. Back home features new wide plank laminate wood floors, chefs kitchen, new fixtures, and more! This is a MUST SEE!

Community/Development		Structure Info		Contract Info		DOM 25
Tax Mello Roos		Year Built/Source	1924/Assessor	List Date	03-04-2021	
Complex/Assoc Name		Stories	0	List Price	\$1,349,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$1,349,000	
Assoc Fees Include		Guest House		Status Date	03-04-2021	
Assoc Pet Rules		PUD		Change Date/Type	04-29-2021/Back On Market	
Community Features		Sewer		Sale Type	Standard	
Rental Restrictions		Style	Spanish			
Short Term Rentals		View	No			
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR1	Parking Type	Garage	Contract Date		
Land Type		Total Spaces	3	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.124	Garage Spaces		Sale Terms		
Special Zone		Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features		Exterior Features				
# Fireplaces/Details	None	Pool	No			
Furnished	Unfurnished	Spa	None			
AC/Cooling	Central, Window Unit(s)	Tennis/Courts				
Heating	Central, Wall	Roofing				
Flooring	Wood, Carpet, Tile	Fence				
Equip/Apppl	Built-Ins, Ceiling Fan, Dishwasher, Range/Oven, Stackable W/D Hookup, Microwave	Sprinklers				
Rooms	Breakfast Area, Family, Jack And Jill, Powder, Separate Family Room, Study/Office, Den/Office, Master Bedroom, Living	Patio Features				
Interior Features		Entry Location				
Kitchen Features		Exterior Constr				
Bathroom Features		Foundation Details				
Bedroom Features		Other Struc Feat				
Common Walls	Detached/No Common Walls	Other Structures	GuestHouse			
Cooking Appliances		RV Access Dimen				
Disability Access		Windows				
Eating Areas		Water Heater Feat				
220-Volt Location		Laundry	In Closet			
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.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. VESTA*PLUS*™ Copyright © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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2624 Van Buren Pl

Los Angeles, CA 90007

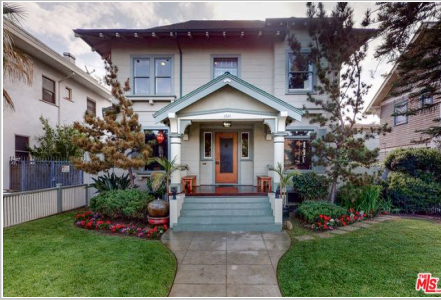
4
Beds

Baths 2.00
(1F 0T 1H 0Q)

2,505/VN
Sqft

Single Family

LP \$1,400,000



Expected on Market	
Area	16 Mid Los Angeles
Subdivision	
List Price Per Sqft	\$558.88
Lot Size	8,772/OW
HOA Fee 1 & 2	
MLS#	21-717194
APN	5054-016-008

Directions: Exit 110 North or South on Adams go West to budlong, turn left turn right on 27th and then Right on Van Buren Place

Remarks: Victorian 4 square home. All systems updated within the last 10 years ie. sewer, plumbing, electrical, HVAC and foundation. Pool installed in 2016. Fireplaces are decorative use only, seller will not give credits All bedrooms upstairs. Home is on the National Historic Registry and in a HPOZ. No showings until 05-05-2021. Entertainers back yard with Pool. Separately fenced guest house. PEAD and POF are required for viewing. Sellers observe Covid-19 precautions. Prior to entering the property, ALL VISITORS are required to receive CAR form BPPP AND CAR form PRE (attached). Buyer is advised to independently verify the accuracy of all information through personal inspection, with appropriate professionals. Some light fixtures will be replaced.

Community/Development		Structure Info		Contract Info		DOM 3
Tax Mello Roos		Year Built/Source	1909/Landlord/Lessor/Owner	List Date	04-09-2021	
Complex/Assoc Name		Stories	2	List Price	\$1,400,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$1,400,000	
Assoc Fees Include		Guest House	Detached	Status Date	04-09-2021	
Assoc Pet Rules		PUD	No	Change Date/Type	04-26-2021/New Listing	
Community Features		Sewer	In Connected and Paid, In Street Paid	Sale Type	Standard	
Rental Restrictions		Style	Victorian	Avail for Lease	No	
Short Term Rentals		View	No	Lease Option	No	
Short Term Rental Duration		Security	Carbon Monoxide Detector(s), Smoke Detector	Possession	Close Of Escrow	
Builders Tract Code		Dir Faces	Faces West			
Builders Model Code		Prop Condition	Updated/Remodeled			
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype				

Land/Lot Info		Parking Details		Sale/Sold Info	
Zoning	LAR2	Parking Type	Controlled Entrance, Driveway, Permit/Decal	Contract Date	
Land Type		Total Spaces	4	Sold Date	
Land Lease Purchase	No	Covered Spaces	1	Sold Price	
Horse Property	No	Uncovered Spaces	3	Sold Price/SqFt	
Lot Acreage	0.201	Garage Spaces		Sale Terms	
Special Zone	None	Carport Spaces	1	SP/LP	
Addl Parcel	No	Remote Controls			
Lot Dimen					
Lot Descr.	Fenced, Automatic Gate, Back Yard, Front Yard, Lawn, Street Asphalt, Street Lighting, Street Paved				
Lot Location					

➡ Interior Features	
# Fireplaces/Details	2/Decorative
Furnished	Furnished
AC/Cooling	Wall Unit(s), Air Conditioning, Central
Heating	Central
Flooring	Hardwood
Equip/Appl	Dishwasher, Garbage Disposal, Gas Dryer Hookup
Rooms	Basement
Interior Features	Basement - Partial, Detached/No Common Walls, Sump Pump, Laundry - Closet Stacked
Kitchen Features	Counter Top, Tile Counters
Bathroom Features	Linen Closet, Shower and Tub, Tile
Bedroom Features	All Bedrooms Up
Common Walls	Detached/No Common Walls
Cooking Appliances	Microwave, Oven, Free Standing Gas
Disability Access	
Eating Areas	Dining Area
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➡ Exterior Features	
Pool	Gunite, In Ground, Heated with Gas
Spa	None
Tennis/Courts	None
Roofing	Composition Shingle
Fence	Vinyl Fence, Chain Link, Wood
Sprinklers	Drip System, Front, Rear, Sprinkler System, Sprinkler Timer
Patio Features	Concrete Slab
Entry Location	Ground Level w/steps
Exterior Constr	
Foundation Details	Foundation - Concrete Perimeter
Other Struc Feat	
Other Structures	GuestHouse
RV Access Dimen	
Windows	Awning, Bay Window, Stained or Leaded
Water Heater Feat	Tankless
Laundry	Inside, Laundry Closet Stacked

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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3407 Atwater AVE
ATWATER VILLAGE, CA 90039

4
Beds

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

1,733
Sqft

Single Family

LP \$1,449,995↓



Expected on Market	
Area	1025 Atwater
Subdivision	
List Price Per Sqft	\$836.70
Lot Size	6,752
HOA Fee 1 & 2	\$0.00(Monthly)
MLS#	CV21036745MR
APN	5436-016-013

Directions: EXIT THE 2 FRWY AT FLETCHER AND MAKE A RIGHT ON FLETCHER AND A LEFT ON ATWATER. IT IS ABOUT A 1/2 MILE DOWN

Remarks: This is it, do not miss the opportunity to be in the heart of Atwater Village! Adorable property is composed of a 2bd/1bath main house with a mudroom off the kitchen, BASEMENT that was formerly used as a WINE CELLAR (WITH GREAT COOL TEMPERATURE), and a 2bd/1ba guest house with laundry room/ (can be used as a bedroom) including closets and toilet and laundry sink. The back yard is meticulously landscaped with mature plants, plenty of room for outdoor dining and entertaining. 1937 charm (yes, there is original BEAUTIFUL WOOD FLOORING UNDER CARPETING, in great shape) BRAND NEW CENTRAL AIR CONDITIONING AND HEATING SYSTEM, UPDATED PLUMBING, ELECTRICAL, NEWER WATER HEATER features include a long driveway that provides ample parking, an outdoor shed, work area on side of garage. There are so many fun details that add to the character of the home: private backyard, a charming front porch, very cool plaster walls. Walking distance to Atwater Crossing, shops and cafes on Glendale Blvd. and the LA River bike path, just a mile to the Silver Lake area, Whole Foods, Trader Joes, many eateries, coffee shops, and trendy shops. Also, very close to Griffith Park, Dodger Stadium, and the Greek Theater! So much potential Located on a quaint tree lined street in one of the most sought-after Los Angeles neighborhoods, there is so much you can do with this home! Endless op

Community/Development	Structure Info	Contract Info	DOM 66
Tax Mello Roos	Year Built/Source	List Date	02-22-2021
Complex/Assoc Name	Stories	List Price	\$1,449,995
Assoc Amenities	Attached/Detached	Orig List Price	\$1,450,000
Assoc Fees Include	Guest House	Status Date	02-22-2021
Assoc Pet Rules	PUD	Change Date/Type	04-10-2021/Price Change
Community Features	Sewer	Sale Type	Standard
Rental Restrictions	Style	Avail for Lease	No
Short Term Rentals	View		Yes
Short Term Rental Duration	Security		
Builders Tract Code	Dir Faces		
Builders Model Code	Prop Condition		
Builders Model Name	Entry Floor #		
Builders Name	Maid's		
	Prop Subtype		Single Family

Land/Lot Info	Parking Details	Sale/Sold Info
Zoning	Parking Type	Contract Date
Land Type	Total Spaces	Sold Date
Land Lease Purchase	Covered Spaces	Sold Price
Horse Property	Uncovered Spaces	Sold Price/SqFt
Lot Acreage	Garage Spaces	Sale Terms
Special Zone	Carport Spaces	SP/LP
Addl Parcel	Remote Controls	
Lot Dimen		
Lot Descr.		
Lot Location		

Interior Features	Exterior Features
# Fireplaces/Details	Pool
Furnished	Spa
AC/Cooling	Tennis/Courts
Heating	Roofing
Flooring	Fence
Equip/Apppl	Sprinklers
Rooms	Patio Features
Interior Features	Entry Location
Kitchen Features	Exterior Constr
Bathroom Features	Foundation Details
Bedroom Features	Other Struc Feat
Common Walls	Other Structures
Cooking Appliances	RV Access Dimen
Disability Access	Windows
Eating Areas	Water Heater Feat
220-Volt Location	Laundry
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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5318 LEMON GROVE AVE
LOS ANGELES, CA 90038

4
Beds

Baths 5.00
(4F 0T 1H 0Q)

2,168/OW
Sqft

Single Family
LP \$1,499,000



Expected on Market	
Area	20 Hollywood
Subdivision	
List Price Per Sqft	\$691.42
Lot Size	7,000/OT
HOA Fee 1 & 2	
MLS#	20-672350
APN	5535-010-021

Directions: North of Western and Melrose

Remarks: Virtual Tour: Separate electric meters for two units. Back unit is ADU permitted. VIRTUALLY A BRAND NEW HOUSE IN HOLLYWOOD! CURRENTLY RENTED FOR \$7,000/MO. 2 SEPARATE PRIVATE YARDS AND A GUEST HOUSE 1+1 IN REAR! TORN DOWN TO STUDS AND REBUILD. NEW A/C, NEW PLUMBING, NEW ELECTRICAL, NEW ENERGY EFFICIENT ROOF, NEW INSULATION, EQ RETROFIT, NEW CONCRETE DRIVEWAY, NEW REAR DECK, ADDITIONAL SQ FOOTAGE, NEW KITCHEN AND BATH, LARGE CLOSET SPACE, WALK-IN PANTRY, IN-UNIT LAUNDRY, RECESSED DIMMING LIGHTS, NEW FRONT GATE, NEW FLOORING, DUAL PANE WINDOWS. Must come and appreciate the detail and preparation. Near the corner of Melrose and Western. Upcoming neighborhood. Don't miss this one!

Community/Development		Structure Info		Contract Info		DOM 130
Tax Mello Roos		Year Built/Source	1919/Other	List Date	12-20-2020	
Complex/Assoc Name		Stories	1	List Price	\$1,499,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$1,499,000	
Assoc Fees Include		Guest House		Status Date	12-20-2020	
Assoc Pet Rules		PUD		Change Date/Type	04-03-2021/Back On Market	
Community Features		Sewer		Sale Type	Standard	
Rental Restrictions		Style	Modern			
Short Term Rentals		View	City			
Short Term Rental Duration		Security	Automatic Gate, Gated			
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition	Updated/Remodeled			
Builders Model Name		Entry Floor #				
Builders Name		Maid's	No			
		Prop Subtype				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR2	Parking Type	Driveway	Contract Date		
Land Type	Fee	Total Spaces		Sold Date		
Land Lease Purchase	No	Covered Spaces		Sold Price		
Horse Property	No	Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone	Property Report	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features		Exterior Features				
# Fireplaces/Details	None	Pool	No			
Furnished	Unfurnished	Spa	None			
AC/Cooling	Central, Wall Unit(s)	Tennis/Courts				
Heating	Central	Roofing				
Flooring	Laminate	Fence				
Equip/Apppl	Gas Or Electric Dryer Hookup, Hood Fan, Microwave, Range/Oven, Refrigerator	Sprinklers				
Rooms	Living, Master Bedroom, Office, Patio Enclosed, Patio Open	Patio Features				
Interior Features		Entry Location				
Kitchen Features		Exterior Constr				
Bathroom Features		Foundation Details				
Bedroom Features		Other Struc Feat				
Common Walls	Detached/No Common Walls	Other Structures	Accessory Dwelling Unit			
Cooking Appliances		RV Access Dimen				
Disability Access		Windows				
Eating Areas		Water Heater Feat				
220-Volt Location		Laundry	In Unit			
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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3850 Udell Court
LOS ANGELES, CA 90027

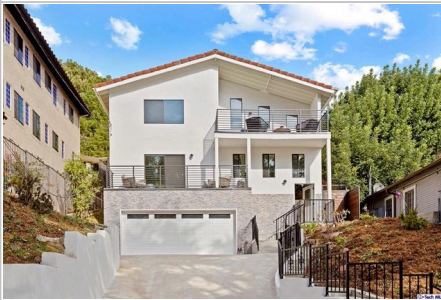
4
Beds

Baths 3.00
(3F 0T 0H 0Q)

2,180/PR
Sqft

Single Family

LP \$1,650,000↓



Expected on Market	
Area	22 Los Feliz
Subdivision	
List Price Per Sqft	\$756.88
Lot Size	5,197/PR
HOA Fee 1 & 2	\$0.00(Monthly), \$0.00(Monthly)
MLS#	320004933IT
APN	5430-013-006

Directions: Make a right on Udell Ct. from Hyperion Ave.

Remarks: Located in the highly desirable neighborhood of Franklin Hills. This beautifully updated 4 bedroom, 3 bathroom 2,180 sqft home features European Oak engineered hardwood flooring throughout, a vaulted living room ceiling which includes a fireplace, separate from the dining room. The kitchen has been fully renovated with custom cabinetry, brand new KitchenAid appliances, high-end finishes, and a stunning quartz island. From there, step into the backyard which is great for entertaining and provides an ample amount of privacy. All of the bathrooms have been redone with ceramic tile floors and custom glass shower doors. The home also features two balconies, one is connected to the master bedroom for you to enjoy your mornings or have an outdoor workspace while taking in the breath-taking mountain views. Come see this beautifully renovated home located minutes away from Casita Del Campo, Gelson's, Trader Joe's, other delicious coffee shops and restaurants near Sunset Junction /Silverlake. Also enjoy the close proximity to Los Feliz, the Silverlake Reservoir, and Hyperion Village.

Community/Development		Structure Info		Contract Info		DOM 78
Tax Mello Roos	Unknown	Year Built/Source	1987/Assessor	List Date	02-10-2021	
Complex/Assoc Name		Stories		List Price	\$1,650,000	
Assoc Amenities		Attached/Detached		Orig List Price	\$1,740,000	
Assoc Fees Include		Guest House		Status Date	02-10-2021	
Assoc Pet Rules		PUD		Change Date/Type	03-13-2021/Price Change	
Community Features		Sewer		Sale Type		
Rental Restrictions		Style		Avail for Lease	No	
Short Term Rentals		View	Mountains	Possession	Close Of Escrow	
Short Term Rental Duration		Security				
Builders Tract Code	NAC22	Dir Faces				
Builders Model Code		Prop Condition	Updated/Remodeled			
Builders Model Name		Entry Floor #	0			
Builders Name		Maid's				
		Prop Subtype	Single Family			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR1	Parking Type	Garage - 1 Car	Contract Date		
Land Type	Other	Total Spaces	0	Sold Date		
Land Lease Purchase		Covered Spaces	0	Sold Price		
Horse Property		Uncovered Spaces	0	Sold Price/SqFt		
Lot Acreage	0.120	Garage Spaces	2	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features		Exterior Features				
# Fireplaces/Details	Gas, Living Room, Other	Pool	No			
Furnished		Spa				
AC/Cooling	Air Conditioning, Central	Tennis/Courts				
Heating		Roofing				
Flooring	Hardwood	Fence				
Equip/Apppl	Air Conditioning, Central	Sprinklers				
Rooms		Patio Features				
Interior Features		Entry Location				
Kitchen Features	Island	Exterior Constr				
Bathroom Features	Remodeled	Foundation Details				
Bedroom Features	Master Bedroom, WalkInCloset	Other Struc Feat				
Common Walls	Detached/No Common Walls	Other Structures				
Cooking Appliances		RV Access Dimen				
Disability Access		Windows				
Eating Areas		Water Heater Feat				
220-Volt Location		Laundry	On Upper Level			
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	0.00
Green Certifying Body	
Green HTA Index	0
Green Walk Score	0
Green Year Certified	0
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	Hyperion Avenue and Udell Court
Alt St. Name	
County	Los Angeles
Country	US
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com

1-888-381-5588 - corey@coreychambers.com

1645 GOLDEN GATE AVE
LOS ANGELES, CA 90026

4
Beds

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

2,562/OT
Sqft

Single Family
LP \$1,745,000



Expected on Market	
Area	21 Silver Lake - Echo Park
Subdivision	
List Price Per Sqft	\$681.11
Lot Size	7,962/VN
HOA Fee 1 & 2	
MLS#	21-702356
APN	5429-023-010

Directions: TAKE GOLDEN GATE AVE. NORTH OF SUNSET BLVD. - ABSOLUTELY WONDERFUL SILVER LAKE / ECHO PARK AREA!

Remarks: EXQUISITE CRAFTSMAN WITH LOADS OF CHARM, PLUS ADDITIONAL GUEST HOUSE, AND AN ADDITIONAL RENTAL!! PLEASE CALL FOR DETAILS. THIS LOVELY HOME FEATURES 3 GENEROUS BEDROOMS (OR 2 BEDRMS PLUS A DEN) + 1 1/2 BATHS - ORIGINAL HARDWOOD FLOORS, WAINSCOTING WALLS, TWO ORIGINAL BATCHELDER FIREPLACES, CLASSIC OLDE WORLD WINDOWS, LAUNDRY ROOM, LARGE CALIFORNIA BASEMENT (EASY ACCESS FOR PIPES & SUCH!)...LOTS OF NOOKS & CRANNIES & LOVING CHARM THROUGHOUT! TRULY A CHOICE PROPERTY - THIS CRAFTSMAN DESIGN IS A 'MUST SEE' HOME, WHICH IS ALSO A SUPERB INVESTMENT! PRIME SILVER LAKE LOCATION - NORTH OF SUNSET BLVD AND WALKING DISTANCE TO THE RESTAURANTS, SHOPPING & MORE...PRICE FIRM AT THIS LOW ASKING PRICE. PERFECT FOR AN EXTENDED FAMILY! AND MORE UPGRADES IN PROCESS...TRAILER WILL BE MOVED AWAY AT CLOSE OF ESCROW. BE SURE NOT TO MISS THIS LOVELY CHARMER!

Community/Development		Structure Info		Contract Info		DOM 52
Tax Mello Roos		Year Built/Source	1914/Vendor Enhanced	List Date	03-08-2021	
Complex/Assoc Name		Stories	2	List Price	\$1,745,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$1,745,000	
Assoc Fees Include		Guest House	Detached	Status Date	03-08-2021	
Assoc Pet Rules		PUD		Change Date/Type	03-16-2021/Active	
Community Features		Sewer		Sale Type	Standard	
Rental Restrictions		Style	Craftsman	Probate Y/N	No	
Short Term Rentals		View	Trees/Woods			
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's	Yes			
		Prop Subtype				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR2	Parking Type	Uncovered	Contract Date		
Land Type		Total Spaces	4	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone		Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features		Exterior Features				
# Fireplaces/Details	2/Wood Burning	Pool	No			
Furnished	Unfurnished	Spa	None			
AC/Cooling	Other	Tennis/Courts				
Heating	Central	Roofing				
Flooring	Hardwood	Fence				
Equip/Apppl	Range/Oven	Sprinklers				
Rooms	Bonus, Dining Area, Guest House, Living	Patio Features				
Interior Features		Entry Location				
Kitchen Features		Exterior Constr				
Bathroom Features		Foundation Details				
Bedroom Features		Other Struc Feat				
Common Walls	Detached/No Common Walls	Other Structures	Other, GuestHouse			
Cooking Appliances		RV Access Dimen				
Disability Access		Windows				
Eating Areas		Water Heater Feat				
220-Volt Location		Laundry	Inside			
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1-888-381-5588 - corey@coreychambers.com

2384 Lyric Ave
Los Angeles, CA 90027

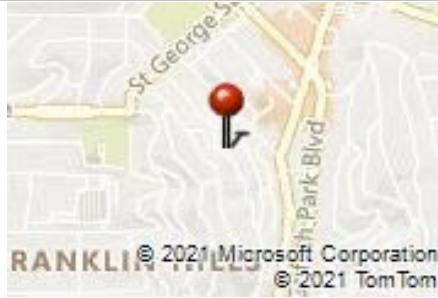
3
Beds

Baths 4.00
(2F 1T 1H 0Q)

1,859/TC
Sqft

Single Family
LP \$1,799,000

Active



Expected on Market	
Area	22 Los Feliz
Subdivision	
List Price Per Sqft	\$967.72
Lot Size	3,710/VN
HOA Fee 1 & 2	
MLS#	21-711236
APN	5433-019-026

Directions: Take Glendale from the 5

Remarks: Sleek, sophisticated and versatile property perched towards the top of Franklin Hills. Spectacular mountain views from this two-bedroom, two-bathroom house, with the added bonus of a permitted ADU. Main house boasts Nana wall system sliding doors that fully open the bright and airy living room to the outside deck - ideal for soaking in the beautiful surroundings. The entertaining kitchen has Poggenpohl cabinets and Miele appliances along with a Nana window that open fully for an alfresco dining experience. Master bedroom has a huge walk-in closet and en suite full bathroom. Solid 3/4" teakwood flooring throughout. Versatile lower level ADU includes a full kitchen, bath and walk-in closet and can function as an office, rental or guest house. Tri-level back yard features motorized Endless Pool, outdoor shower, fire pit and convenient half bathroom. Close to highly rated Franklin Ave elementary, Gelsons, Trader Joes and a range of trendy bars and restaurants. Property currently tenant occupied, please do not disturb.

Community/Development		Structure Info		Contract Info		DOM 30
Tax Mello Roos		Year Built/Source	1939/Vendor Enhanced	List Date	03-30-2021	
Complex/Assoc Name		Stories	2	List Price	\$1,799,000	
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$1,799,000	
Assoc Fees Include		Guest House		Status Date	03-30-2021	
Assoc Pet Rules		PUD		Change Date/Type	04-07-2021/Active	
Community Features		Sewer		Sale Type	Standard	
Rental Restrictions		Style	Modern			
Short Term Rentals		View	Mountains			
Short Term Rental Duration		Security				
Builders Tract Code		Dir Faces				
Builders Model Code		Prop Condition				
Builders Model Name		Entry Floor #				
Builders Name		Maid's				
		Prop Subtype				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR1	Parking Type	Garage - 2 Car	Contract Date		
Land Type		Total Spaces	2	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.085	Garage Spaces		Sale Terms		
Special Zone		Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen						
Lot Descr.						
Lot Location						
Interior Features		Exterior Features				
# Fireplaces/Details	Gas	Pool	In Ground			
Furnished	Unfurnished	Spa	None			
AC/Cooling	Air Conditioning	Tennis/Courts				
Heating	Central	Roofing				
Flooring	Hardwood	Fence				
Equip/Apppl	Gas Dryer Hookup	Sprinklers				
Rooms	Living, Master Bedroom, Dining, Breakfast Area, Walk-In Closet	Patio Features				
Interior Features		Entry Location				
Kitchen Features		Exterior Constr				
Bathroom Features		Foundation Details				
Bedroom Features		Other Struc Feat				
Common Walls	Detached/No Common Walls	Other Structures	Accessory Dwelling Unit			
Cooking Appliances		RV Access Dimen				
Disability Access		Windows				
Eating Areas		Water Heater Feat				
220-Volt Location		Laundry	Garage			
TV Services						

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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3500 GRIFFITH PARK
LOS ANGELES, CA 90027

4
Beds

Baths 3.00
(3F 0T 0H 0Q)

2,823/VN
Sqft

Single Family

LP \$2,200,000↓



Expected on Market	
Area	22 Los Feliz
Subdivision	
List Price Per Sqft	\$779.31
Lot Size	7,066/VN
HOA Fee 1 & 2	
MLS#	20-558402
APN	5592-002-016

Directions: North of Los Feliz Boulevard

Remarks: There's more here than meets the eye. From the elegant, tree-lined sweep of one of Los Feliz's grandest streets to the great welcoming arch of the front door, discover vintage Mediterranean style and substance. Character details of a golden era meld with handsome updates to satisfy today's taste and needs. Grand step-down living room, sunny family room with open rafters, the formal dining room, a cheerfully remodeled kitchen, pantry and bath, breakfast room and home office. Upstairs, find 3 bedrooms and 2 baths. And what lies across the rear patio and garden is the unexpected: a permitted, approximately 1,125 square foot, two-story, detached studio/guest house/3-car, rear entrance garage with tremendous potential for unlimited uses-it's what everyone can use but not so easily find.

Community/Development		Structure Info		Contract Info		DOM 310	
Tax Mello Roos		Year Built/Source	1930/Assessor	List Date	03-02-2020		
Complex/Assoc Name		Stories	2	List Price	\$2,200,000		
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$2,400,000		
Assoc Fees Include		Guest House		Status Date	03-02-2020		
Assoc Pet Rules		PUD		Change Date/Type	04-16-2021/Extended		
Community Features		Sewer		Sale Type	Standard		
Rental Restrictions		Style	Mediterranean				
Short Term Rentals		View	Mountains, Trees/Woods				
Short Term Rental Duration		Security					
Builders Tract Code		Dir Faces					
Builders Model Code		Prop Condition					
Builders Model Name		Entry Floor #					
Builders Name		Maid's	Yes				
		Prop Subtype					
Land/Lot Info		Parking Details		Sale/Sold Info			
Zoning	LAR1	Parking Type	Detached, Garage - 3 Car	Contract Date			
Land Type		Total Spaces		Sold Date			
Land Lease Purchase		Covered Spaces		Sold Price			
Horse Property		Uncovered Spaces		Sold Price/SqFt			
Lot Acreage		Garage Spaces		Sale Terms			
Special Zone		Carport Spaces		SP/LP			
Addl Parcel		Remote Controls					
Lot Dimen							
Lot Descr.							
Lot Location							
Interior Features		Exterior Features					
# Fireplaces/Details	Decorative	Pool	No				
Furnished	Unfurnished	Spa	None				
AC/Cooling	Wall Unit(s), Air Conditioning	Tennis/Courts					
Heating	Central	Roofing					
Flooring	Hardwood, Tile, Other	Fence					
Equip/Appl	Dishwasher, Dryer, Garbage Disposal, Gas Dryer Hookup, Hood Fan, Range/Oven, Refrigerator, Washer	Sprinklers					
Rooms	Art Studio, Breakfast, Den, Den/Office, Dining, Family, Formal Entry, Guest House, Library/Study, Living, Master Bedroom, Office, Pantry, Patio Open, Service Entrance, Studio, Walk-In Pantry	Patio Features					
Interior Features		Entry Location					
Kitchen Features		Exterior Constr					
Bathroom Features		Foundation Details					
Bedroom Features		Other Struc Feat					
Common Walls	Detached/No Common Walls	Other Structures	GuestHouse				
Cooking Appliances		RV Access Dimen					
Disability Access		Windows					
Eating Areas		Water Heater Feat					
220-Volt Location		Laundry	Inside				
TV Services							

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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