


Client Detail with Addl Pics Report

Listing Numbers 22112664, 22112423

Listings as of 07/21/08 at 3:55pm

Active 07/03/08	Listing # 22112664 County: Los Angeles	2487 Richelieu Ave Los Angeles, CA 90032 Cross St: Klamath	Listing Price: \$400,000 Map: 595, D7 See Map
	Prop Type	Residential	Prop Subtype(s)
	Area	El Sereno	Single Fam Res Detch
	Style	Ranch	Stories
	Beds	4	One Level
	Baths(FTHQ)	2 (1 1 0 0)	Approx Square Feet
	Year Built	1947	1427 Assessor's Data
	Tax ID	5214022017	Price/Sq Ft
	DOM/CDOM	15/15	\$280.31
			Lot Sq Ft (approx)
			5911 ((Assessors Data))
			Lot Acres (approx)
			0.136



School District Los Angeles Unified

ELEM Buyer to Verify

JRHG Buyer to Verify

SRHG Buyer to Verify

Directions Huntington Dr., South on Eastern Ave., West on Klamath, left on Richelieu.

Marketing Remark Great house on a huge corner lot in a very nice neighborhood in El Sereno. 4 BR, 2 BA plus an extra room off the Master BR which can be used as an office, exercise room, sitting room, or nursery. Kitchen was updated in 1996. Master bedroom, master bathroom and covered patio plus new roof were added in 1998. Two car carport with electric remote-controlled gate was added in 2002. Brand new paint and carpeting. Two ceiling fans. Laundry room accessed from the outside. Lush and spacious backyard with areas for gardening and entertaining. Automatic sprinklers. A GREAT HOME AT A GREAT PRICE! HURRY!!! THIS IS NOT A SHORT SALE!!!

Pricing Ranges

Range Price No **View** Yes
Lease No **# Units in Develop.** #1

Rooms

Den/Office Yes **Master Suite** Yes
Formal Dining Room No **Eat Area** Area
Family Room No **Living Room** Yes

Special Feat. & View

View Type Hills View

Add'l Prop Features

Lot # 50	Tract # 13785
Fireplace No	Garage Description None
Parking Description Other-See Remarks	# of Carport Spaces #2
Yard Yes	Enclosed Block Wall, Chain Link
Floors Ceramic Tile, Wall to Wall Carpet	Range/Oven Free Standing Gas
Heating Type Wall Gas	Air Conditioning Yes
AC Type Wall Window	Kitchen Appliance Dishwasher, Garbage Disposal, Refrigerator
Laundry Other - See Remarks	Dryer Hookup Gas or Electric
Patio Yes	Patio Type Concrete Slab, Covered
Pool No	Roof Comp/Shingle
Sewer In, Connected & Paid	Water Softener No

Security System No
Auto Timer Yes
Financial Info
Trnsfr of Possession Close of Escrow
Land Fee

Sprinklers Front, Side & Rear
Terms Cash, Cash to New Loan

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