



Duane Wellhoefer
President

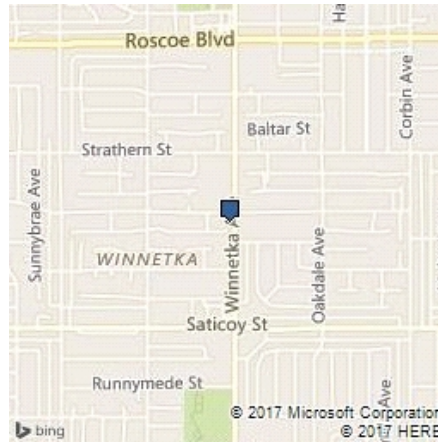
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7811 WINNETKA Av, Winnetka 91306

STATUS: Pending

LIST PRICE: \$465,900

Winnetka Ave between Saticoy and Strathern



BED / BATH: 3/2,0,0,0
SQFT(src): 1,840
PRICE PER SQFT: \$253.21
LOT(src):
GARAGE:
YEAR BUILT(src): 1980
PROP SUB TYPE: SFR (D)
DOM / CDOM: [47/47](#)
SLC: Auction
PARCEL #: [2107023066](#)
LISTING ID: 16176364
LIST \$ ORIGINAL: \$465,900

DESCRIPTION

This home offers 3 full size bedrooms 2 bathrooms, 2 car garage with extended drive way, centrally located between shops, restaurants and so much more. This is one opportunity you do not want to pass up!

EXCLUSIONS:

INCLUSIONS:

AREA: WIN - Winnetka
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?:
CERTIFIED 433A?:
MAIN LEVEL BEDROOMS:
MAIN LEVEL BATHROOMS:

LEVELS:
BASEMENT SQFT:
COMMON WALLS: No Common
Walls
PARKING:
HORSE:

ROOM TYPE: See Remarks
EATING AREA:

COOLING: See Remarks
HEATING: See Remarks
VIEW: None
WATERFRONT:
POOL: None
LAUNDRY: See Remarks, None

INTERIOR

INTERIOR:
ACCESSIBILITY:
KITCHEN FEATURES:

APPLIANCES: None
FLOORING: See Remarks
BATHROOM FEATURES:

ENTRY LOC/ENTRY LVL: /
FIREPLACE: See Remarks

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
FENCING:

LOT:
SEWER:

PATIO/PORCH:
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Traditional
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLs:
STRUCT. COND:
OTHER STRUCT:
NEW CONSTRUCTION YN:

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES:

PARKING TOTAL:
REMOTES:

GARAGE SPACES:
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:
GREEN ENERGY GEN:
WALK SCORE:

GREEN VERIFICATION BODY:
GREEN ENERGY EFF:

GREEN VERIFICATION YR:
GREEN SUSTAIN:

GREEN VERI. RATING:
GREEN WTR CONSERV:

COMMUNITY

HOA FEE:
HOA FEE 2:
COMMUNITY:

HOA NAME:
HOA NAME 2:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:

OF UNITS: 0
UNITS IN COMMUNITY:
STORIES TOTAL: 2

LAND

LAND LEASE?:
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
PARCEL #: [2107023066](#)
ADDITIONAL APN(s): No

LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE:
LOT SIZE DIM:
ASSESSMENTS:

TAX LOT:
TAX BLOCK:
TAX TRACT #:
ZONING: LAR1

SCHOOL

HIGH SCHOOL DISTRICT:

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL:

LISTING**DATES**

BAC: 1%
BAC RMRKS:
DUAL/VARI COMP?:
LEASE CONSIDERED?:
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY:

TERMS:
LIST AGRMT: Exclusive Right To Sell
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

LIST CONTRACT DATE: 10/31/16
PRICE CHG TIMESTAMP: 10/31/16
STATUS CHG TIMESTAMP: 01/13/17
MOD TIMESTAMP: 02/14/17
EXPIRED DATE:
PURCH CONTRACT DATE: 01/03/17
ENDING DATE:

PRIVATE REMARKS: DO NOT DISTURB OCCUPANTS UNDER ANY CIRCUMSTANCE... Email or call LA for questions for offer instructions ..310-490-3865 This property will be placed in an upcoming event. All bidsshould be submitted through the Xome website (void where prohibited). Please submit any pre-auction offer received through theproperty details page the Xome website. Any post-auction offers will need to be submitted directly to the listing agent. All offerswill be reviewed and responded to within 3 business days. All properties are subject to a 5% buyer's premium pursuant to theAuction Participation Agreement and Terms & Conditions (minimums will apply). Please contact listing agent for details andcommission paid on this property. For clients who need pre-approvals

SHOWING INFORMATION

SHOW CONTACT TYPE:
SHOW CONTACT NAME:
SHOW CONTACT PH:

SHOW INSTRUCTIONS: DO NOT
DISTURB OCCUPANTS.. Drive by
only

LOCK BOX LOCATION:
LOCK BOX TYPE:

OCCUPANT TYPE:
OWNER'S NAME:

DIRECTIONS: Winnetka Ave between Saticoy and Strathern

AGENT / OFFICE**CONTACT PRIORITY**

LA: ([CLW-C110603](#)) [Omar Helmand](#)
CoLA:
LO: ([CLW-X79795](#)) [Allison James Estates & Homes](#)
LO PHONE: 888-446-5552
CoLO:
CoLO PHONE:

LA State License: [01456635](#)
CoLA State License:
LO State License: 01885684
LO FAX:
CoLO State License:
CoLO FAX:

1.LA CELL: 310-490-3865
2.OTHER: Preferred/310-490-3865
3.LA EMAIL: ohelmand@allisonjamesrealtors.com
4.CoLA CELL:
5.CoLA EMAIL:

COMPARABLE INFORMATION

CLOSE PRICE:
LIST PRICE: \$465,900
LIST \$ ORIGINAL:
PURCH CONTRACT DATE: 01/03/17
DOM/CDOM: [47/47](#)

BA: ()
BO:
BA State License:

CoBA: ()
CoBO:
CoBA State License:

BUYER FINANCING:
CONCESSIONS \$:
CONCESSION CMTS:
END DATE:





AGENT FULL: Residential LISTING ID: 16176364

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©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Search Criteria

Property Type is 'Residential'
City is 'Winnetka'
Street Number Numeric is 7811
Selected 1 of 6 results.