



**8944 Lemona Ave**  
North Hills, CA 91343

**\$735,000**

Price

**4**

Beds

**3**

Baths

**1,810** Sq. Ft.

\$406 / Sq. Ft.

Redfin Estimate: \$734,233 On Redfin: 8 days

Status: Active



Go Tour This H

FRIDAY  
**20**  
SEP

SATURDAY  
**21**  
SEP

SUNDAY  
**22**  
SEP

MONDAY  
**23**  
SEP

TUESDAY  
**24**  
SEP

WEDNESDAY  
**25**  
SEP

THURSDAY  
**26**  
Live

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Ask a Question

**Redfin Refund: \$2,118** i

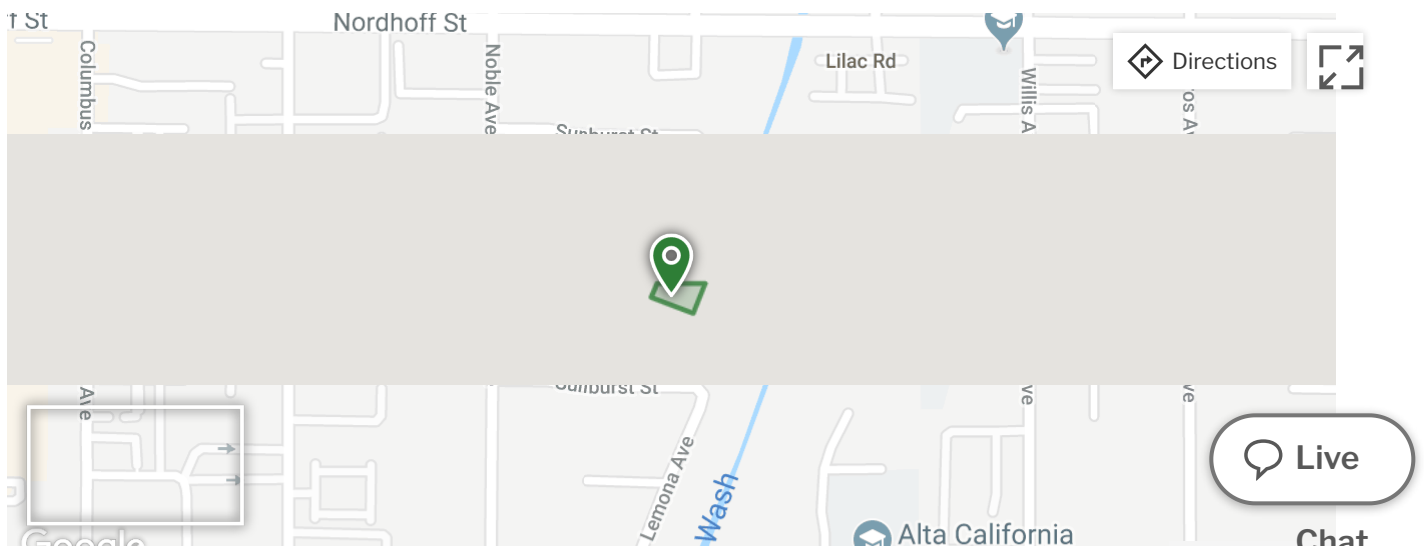
Savings when you buy with a Redfin Agent

[Start an Offer](#)

The curb appeal of this North Hills Cul-de-sac home is highlighted w/ professional landscaping, circular driveway & newly painted exterior, The expansive entry features a vaulted ceiling that opens to a large living Room w/ fireplace & adjacent formal dining room,

[Continue reading](#) ▼

Baths	3 full
Property Type	Single Family Residence
View	None
Community	NOH - North Hills
County	<u>Los Angeles</u>
MLS#	DW19218449
Built	1963
Lot Size	0.27 acres





Listed by Leonel Molina • BRE #01107183 • International Brokers & Associ

Redfin last checked: 4 minutes ago | Last updated Sept 19, 2019 • Source: CRMLS

## Open Houses

 No upcoming open houses

### Tour on your schedule with Redfin

Today: 5:00 pm • 6:00 pm • 7:00 pm • 8:00 pm • [More times](#)

## Payment Calculator

# \$3,616 per month

30 Year Fixed, 3.690% Interest 

[Customize calculations](#)



- Principal and Interest \$2
- Property Taxes :
- Homeowners' Insurance

Home Price

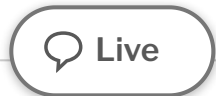
\$735,000



Down Payment

\$147,000

20%



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Today's rates for this home [30 Year Fixed, 740+ Credit Score](#) ^

Searching for mortgage offers.

[View all rates](#)

Ads

### Nearby Similar Homes



### Property Details for 8944 Lemona Avenue

#### Interior Features

##### Laundry Information

- Has Laundry
- Gas Dryer Hookup

##### Bathroom Information

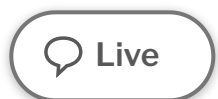
- # of Baths (Full): 3

##### Cooling Information

- Central
- Has Cooling

##### Room Information

- All Bedrooms Up



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## Fireplace Information

- Living Room
- Has Fireplace

## Heating Information

- Central Furnace
- Has Heating

## Interior Features

- Levels: Two
- Main Level Bathrooms: 1
- Main Level Bedrooms: 0

Parking / Garage, Exterior Features, Utilities, Location Details

## Parking / Garage Information

- # of Garage Spaces: 2
- # of Parking Spaces: 2

## Exterior Features

- Pool Features: Private
- Has Pool

## Utilities Information

- Sewer: Public Sewer
- Water Source: District/Public

## Location Information

- Directions: East of sepulveda, North of Nordhoff
- Zoning: LARS

School / Neighborhood

## Neighborhood Information

- Sidewalks

## School Information

- High School District: Los Angeles Unified

Property / Lot Details

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## Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: 0-1 Unit/Acre

## Property Information

- Total # of Units: 1
- Common Walls: No Common Walls
- Parcel Number: 2651020015
- Total # of Stories: 2
- Year Built Source: Assessor

Details provided by CRMLS and may not match the public record. [Learn more.](#)

## Property History for 8944 Lemona Avenue

Date	Event & Source	Price
Sep 12, 2019	Listed (Active)	\$735,000
Dec 30, 2018	Sold (MLS) (Closed Sale)	\$470,000
Dec 21, 2018	Sold (Public Records)	\$470,000

[See all property history](#) ▾

## Schools

**Serving This Home**    Elementary    Middle    High

School Name	Distance
Rosa Parks Learning Center Public • K to 5 • Serves this home GreatSchools Rating: 2/10 Parent Rating: ★★★★★ <a href="#">See homes this school serves</a>	0.2 mi

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School Name

Distance

Francisco Sepulveda Middle School

Public • 6 to 8 • Serves this home

GreatSchools Rating: 2/10

0.7 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

Northridge Academy High

Public • 9 to 12 • Serves this home

GreatSchools Rating: 5/10

3.8 mi

Parent Rating: ★★★★★





[See homes this school serves](#)

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

## Redfin Tour Insights for 8944 Lemona Ave

We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here.

## Activity for 8944 Lemona Ave

 <b>1,069</b> Views	 <b>62</b> Favorites	 <b>2</b> X-Outs	 <b>0</b> Redfin Tours
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## Public Facts for 8944 Lemona Avenue

### Taxable Value

### Tax Record

Land	\$147,415	2018	\$3,129
Additions	\$99,193		
Total	\$246,608		

## Home Facts

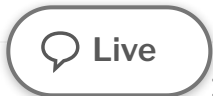
Beds

Baths

Finished Sq. Ft. 1,100

Unfinished Sq. Ft.

Total Sq. Ft.



Stories

Lot Size

0.27 Ac

Style

Single Family Resider

Year Built

19

Year Renovated

19

County

Los Angeles Cou

APN

26510200

Home facts updated by county records on Sep 13, 2019.

### Redfin Estimate for 8944 Lemona Ave

# \$734,233

-\$767 under list price of \$735K

Redfin Estimate based on recent home sales. [View estimate history.](#)

**SOLD MAY 28, 2019** A

**\$620,000**

9506 Burnet Ave  
North Hills, CA 91343

**3** Beds | **2** Baths | **1,820** Sq. Ft.

**SOLD JUN 7, 2019** B

**\$661,000**

15807 Rayen St  
North Hills, CA 91343

**4** Beds | **2.75** Baths | **1,787** Sq. Ft.

Track this home's value and get nearby sales activity [Claim This Home](#)

### Rental Estimate for 8944 Lemona Ave

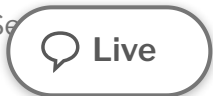
# \$2,401 - \$3,038 / mo

#### Market trends for North Valley

Single family home, 4+ beds

\$3,600 / mo  
Median rent

+2.86%  
Since Se



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Rental estimate based on recent rentals. 

# Neighborhood Info for 8944 Lemona Ave

California > Los Angeles > North Hills East

## Transportation in North Hills East

		
<b>52</b> /100	<b>50</b> /100	<b>78</b> /100
Somewhat Walkable	Good Transit	Very Bikeable

This area is **somewhat walkable** — some errands can be accomplished on foot. **Transit is good**, with many nearby public transportation options. It's **convenient to use a bike for most trips**.

## Area Overview for North Hills East (Last 30 days)

	Median List Price	—	Avg. # Offers	—
	Median \$ / Sq. Ft.	—	Avg. Down Payment	—
	Median Sale / List	—	# Sold Homes	—

## Market Competition in North Hills East

Calculated over the last 3 months

**61** Somewhat Competitive  
Redfin Compete Score™



- Some homes get multiple offers.
- Homes sell for about 1% above list price and go pending in around 44 days.
- Hot Homes can sell for about 3% above list price and go pending in around 26 days.

## What It Takes to Win an Offer near North Hills East



~\$700K Offer

11 Weeks Ago

4 Beds, 3 Baths, ~2,250 Sq. Ft. House

● **Winning Offer**

1%  
Under List Price

56  
Days on Market

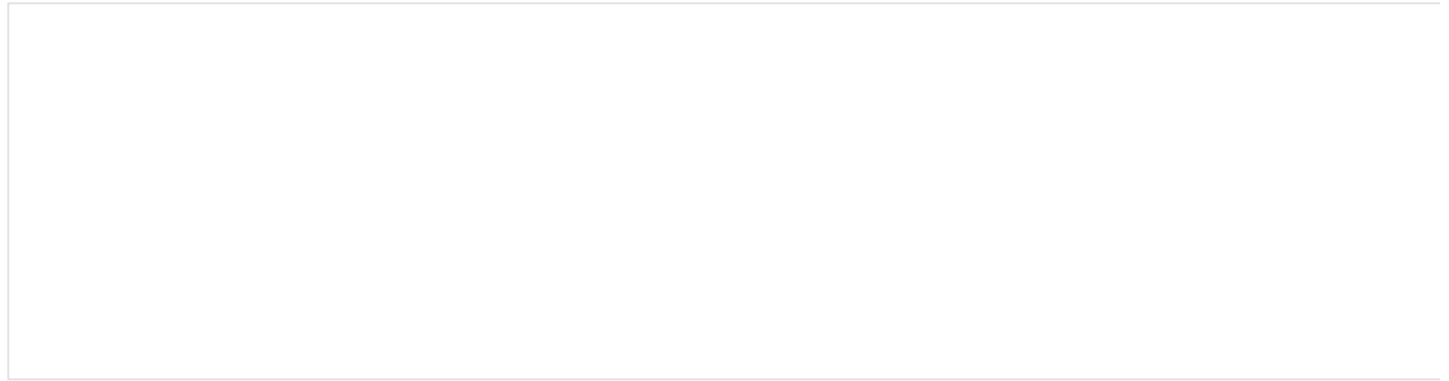
—  
Competing Offers

<10%  
Down Payment

This is such a perfect home for my buyers ...who gets to walk to work in LA!

[Shannon McNamara](#)  
Redfin Agent

### \$/Sq. Ft. Houses in [North Hills East](#)



### Nearby Similar Homes

Homes similar to 8944 Lemona Ave are listed between \$449K to \$2,199K at an average of \$365 per square foot.

ACCEPTING BACKUP OFFERS

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**\$699,950**

3 Beds 3 Baths 2,561 Sq. Ft.

15851 Bahama St, North Hills, CA 91343

OPEN SAT, 2PM TO 5PM

HOT HOME

**\$549,000**

5 Beds 1.75 Baths 1,700 Sq. Ft.

8901 Katherine Ave, Panorama City, CA 91402

ACCEPTING BACKUP OFFERS

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**\$618,500**

4 Beds 2 Baths 1,678 Sq. Ft.

9002 Collett Ave, North Hills, CA 91343

ACCEPTING BACKUP OFFERS

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**\$549,000**

4 Beds 3 Baths 1,963 Sq. Ft.

15005 Merced Ct #34, North Hills, CA 91343

**REDFIN ACCEPTING BACKUP OFFERS**

**\$699,000**

4 Beds 2 Baths 1,924 Sq. Ft.

15223 Knapp St, North Hills, CA 91343

 Live



**\$649,000**

3 Beds 1.75 Baths 1,523 Sq. Ft.

9661 Kester Ave, North Hills, CA 91343

## More Real Estate Resources

### New Listings in 91343

[8338 Woodley Pl #35](#)

[9336 Monogram Ave](#)

[9209 Valjean Ave](#)

[10118 Sophia Ave](#)

[9315 Burnet Ave #103](#)

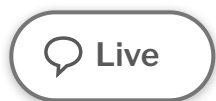
[8744 Burnet Ave #7](#)

[Show More](#) 

### Neighborhoods

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[Silver Lake](#)



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[Playa Vista](#)  
[Cheviot Hills](#)  
[Downtown Los Angeles](#)  
[Hollywood Hills](#)  
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## Nearby Cities

[Santa Monica](#)  
[Torrance](#)  
[Downey](#)  
[Anaheim](#)  
[Whittier](#)  
[Newport Beach](#)  
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## Zip Codes

[90043](#)  
[90045](#)  
[90077](#)  
[90291](#)  
[90047](#)  
[90048](#)  
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## Popular Searches

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8944 Lemona Ave is a house in North Hills, CA 91343. This 1,810 square foot house sits on a 0.27 acre lot and features 4 bedrooms and 3 bathrooms. This house has been listed on Redfin since September 12, 2019 and is currently priced at \$735,000. This property was built in 1963 and last sold on December 21, 2018 for \$470,000. Based on Redfin's North Hills data, we estimate the home's value is \$734,233, which is 0.1% less than its current list price. Comparable nearby homes include [9506 Burnet Ave](#), [15807 Rayen St](#), and [8621 Noble Ave #2](#). According to Redfin's Rental Estimate, we expect that this home would rent for between \$2,401 and \$3,038. Nearby schools include Alta California Elementary School, Rosa Parks Learning Center and Valor Academy Middle School. The closest grocery stores are Smiley's Market, Super Mercado Vallarta and Mercado El Rey. Nearby coffee shops include Starbucks, Cafe Nieve and It's Boba Time. Nearby restaurants include Mariscos La Isla: Estilo Nayarit, Del Taco and Stinkin Crawfish. 8944 Lemona Ave is near Andreas Pico Adobe Park, Ditchie Valens Park and Kinesthetics. This address can also be written as 8944 Lemona Avenue, North Hills, California


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 California BRE #01521930

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GreatSchools Ratings provided by [GreatSchools.org](#).

