



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

**\$485,000**

Listed at Price

**3**

Beds

**2**

Baths

**1,810** Sq. Ft.

\$268 / Sq. Ft.

Redfin Estimate: \$480,711 On Redfin: 41 days

Status: Pending Sale



Street View

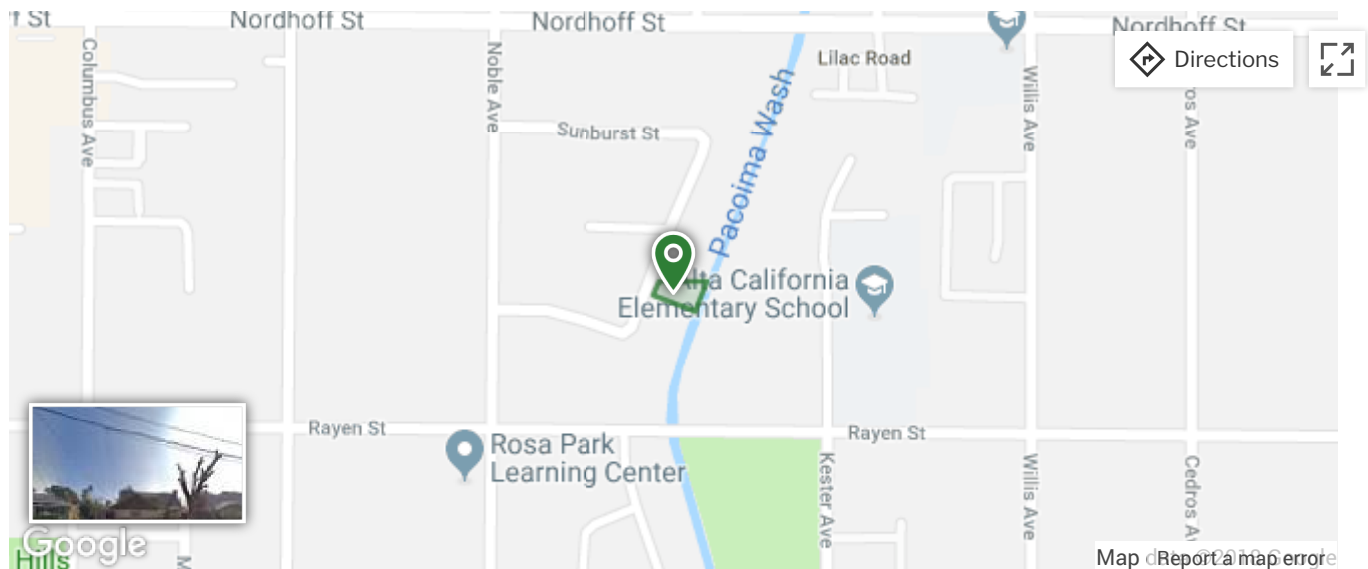
**Sale Pending**

The seller has accepted an offer, and the property is now pending or under contract.

## About This Home

Wow! Price reduced!! Electric-gated, Pool Home Fixer needing repairs, but lots & lots of upside potential! Currently 3 bedrooms & 2 full baths, with a private den that could easily be a 4th bedroom. Wonderfully quiet & peaceful neighborhood. Likely will not qualify for conventional financing, so 'All Cash' offers with quick close preferred.

Property Type	Single Family Residence
View	Hills
Community	NOH - North Hills
County	<u>Los Angeles</u>
MLS#	SR18264686
Built	1963
Lot Size	0.27 acres



-- min · [Add a Commute](#)

Listed by Duncan Bravo · BRE #01317717 · Synergy Realty

Last updated 4 minutes ago · Source: CRISNet

**\$2,577 per month**

30 Year Fixed, 4.540% Interest

● Principal and Interest	\$1,9
● Property Taxes	\$!
● Homeowners' Insurance	\$

Home Price

\$485,000

Down Payment

\$97,000

20%

[Customize Calculations](#) [Compare Mortgage Rates](#)

## Nearby Similar Homes

## Property Details for 8944 Lemona Avenue

### Interior Features

#### Laundry Information

- Has Laundry
- In Garage

#### Kitchen Information

- Appliances: Built In Range
- Has Appliances

#### Bathroom Information

- # of Baths (Full): 2
- Bathtub

### **Cooling Information**

- Central
- Has Cooling

### **Room Information**

- Attic, Kitchen

### **Fireplace Information**

- Living Room, Gas Starter
- Has Fireplace

### **Flooring Information**

- Wood

### **Heating Information**

- Central Furnace
- Has Heating

### **Interior Features**

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

## Parking / Garage, Exterior Features, Utilities, Location Details

### **Parking / Garage Information**

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

### **Exterior Features**

- Pool Features: Private, In Ground
- Has Pool

### **Utilities Information**

- Water Source: District/Public

## Location Information

- Directions: East of Sepulveda, South of Nordhoff
- Zoning: LARS

## School / Neighborhood

### Neighborhood Information

- Curbs, Sidewalks

### School Information

- High School District: Los Angeles Unified

## Property / Lot Details

### Lot Information

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

### Property Information

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

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

## Redfin Tour Insights for 8944 Lemona Ave


### No Tour Insights on This Listing

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

## Redfin Estimate for 8944 Lemona Ave

**\$480,711**

-\$4,289 under list price of \$485K [Show History](#)

Estimate based on these recent sales. 

SOLD NOV 21, 2018



SOLD MAY 18, 2018



**\$519,000**

14866 Nordhoff St  
Panorama City, CA 91402

**3 3 1,675**  
Beds Baths Sq. Ft.

**★\$440,000**

15160 Rayen St  
North Hills, CA 91343

**3 3 1,427**  
Beds Baths Sq. Ft.

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

## Property History for 8944 Lemona Avenue

Date	Event & Source	Price
Dec 6, 2018	Pending (Pending Sale)	—
Dec 4, 2018	Relisted (Active)	—
Dec 4, 2018	Price Changed	\$485,000

[See all property history](#) ▾

## Public Facts for 8944 Lemona Avenue

Taxable Value		Tax Record	
Land	\$144,525	2017	<b>\$3,06</b>
Additions	\$97,249		
Total	\$241,774		

## Home Facts

Beds

Baths

Finished Sq. Ft. **1,1**

Unfinished Sq. Ft.

Total Sq. Ft. **1,1**

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 Oct 24, 2018.

## Activity for 8944 Lemona Ave

 <b>1920</b> Views	 <b>45</b> Favorites	 <b>4</b> X-Outs	 <b>0</b> Redfin Tours
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## Schools

**Serving This Home**    Elementary    Middle    High

School Name	Distance
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Rosa Parks Learning Center

Public • K to 5 • Serves this home

GreatSchools Rating: 3/10

0.2 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

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.

## Neighborhood Info for 8944 Lemona Ave

[California](#) > [Los Angeles](#) > [North Hills East](#)

### Transportation in North Hills East



**53** /100

Somewhat Walkable  
Walk Score®



**48** /100

Some Transit  
Transit Score®



**76** /100

Very Bikeable  
Bike Score®

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

### North Hills East Real Estate Sales (Last 30 days)

Median List Price	<b>\$499,000</b>	Avg. # Offers	—
Median \$ / Sq. Ft.	<b>\$298</b>	Avg. Down Payment	—
Median Sale / List	<b>100%</b>	# Sold Homes	<b>19</b>

### Market Competition in North Hills East

Calculated over the last 3 months

**65** Somewhat Competitive  
Redfin Compete Score™

0

- Some homes get multiple offers.
- Homes sell for about list price and go pending in around 34 days.
- Hot Homes can sell for about 2% above list price and go pending in around 12 days.

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



~\$500K Offer

11 Weeks Ago

4 Beds, 3 Baths, ~1,750 Sq. Ft. Condo

**Offer Not Accepted — Sold for \$500K**

0%  
Over List Price

48  
Days on Market

1  
Competing Offers

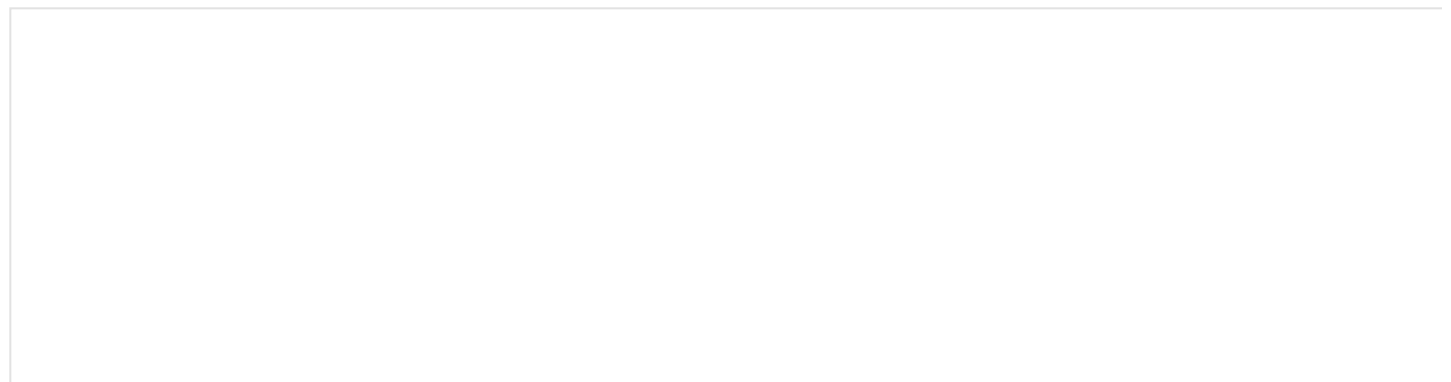
<10%  
Down Payment

[Dolores Park](#)  
Redfin Agent

## Median Real Estate Values

Location	List Price	\$/Sq. Ft.	Sale / List
<a href="#">North Hills East</a>	\$487,000	\$293	100.8%
<a href="#">North Valley</a>	\$599,000	\$350	99.5%
<a href="#">91343</a>	\$589,000	\$338	99.8%
<a href="#">Los Angeles</a>	\$829,000	\$490	99.6%
<a href="#">Los Angeles County</a>	\$695,000	\$424	99.3%

## \$/Sq. Ft. Houses in [91343](#)



## Nearby Similar Homes

Homes similar to 8944 Lemona Ave are listed between \$365K to \$1,125K at an average of \$420 per square foot.

0.7  
mi.

**\$620,000**

14841 Community St  
Panorama City, CA 91402

**4 3 2,200**  
Beds Baths Sq. F

1.1  
mi.

**\$499,000**

14246 Community St  
Panorama City, CA 91402

**3 1 1,010**  
Beds Baths Sq. F

1.2  
mi.

**\$698,000**

8138 Sylmar Ave  
Panorama City, CA 91402

**4 1.75 1,771**  
Beds Baths Sq. ft

**0.7**  
mi.

**\$1,125,000**

14421 Nordhoff St  
Panorama City, CA 91402

— — —  
Beds Baths Sq. ft

**1.2**  
mi.

**\$479,000**

8213 Lullaby Ln  
Panorama City, CA 91402

**3** **2.5** **1,500**  
Beds Baths Sq. Ft.

OPEN SAT, 12PM TO 3PM

**0.2**  
mi.

**\$639,000**

8808 Lemona Ave  
North Hills, CA 91343

**3** **2** **1,290**  
Beds Baths Sq. Ft.

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## Nearby Recently Sold Homes

Nearby homes similar to 8944 Lemona Ave have recently sold between \$490K to \$720K at an average of \$350 per square foot.

BOUGHT WITH REDFIN JUL 18, 2018

1.3  
mi.

**\$530,000**

16023 Bryant St  
North Hills, CA 91343

**3 3 1,85**  
Beds Baths Sq. F

SOLD JUN 25, 2018

1.1  
mi.

**\$545,000**

14925 Labrador St  
North Hills, CA 91343

**3 2 1,56**  
Beds Baths Sq. F

SOLD NOV 19, 2018

1.3  
mi.

**\$650,000**

16052 Bahama St  
North Hills, CA 91343

**4 3 2,02**  
Beds Baths Sq. F

SOLD JUL 31, 2018

**0.3**  
mi.

**\$490,000**

9181 Vincente Way  
North Hills, CA 91343

**3 2.5 1,59**  
Beds Baths Sq. F

SOLD JUN 19, 2018

**1.4**  
mi.

**\$691,000**

16063 Acre St  
North Hills, CA 91343

**3** **2** **1,75**  
Beds Baths Sq. F

SOLD AUG 13, 2018

**1.5**  
mi.

**\$600,000**

8765 Collett Ave  
North Hills, CA 91343

**3** **2** **1,93**  
Beds Baths Sq. F

## More Real Estate Resources

### Nearby Cities

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[Orange](#)

[Malibu](#)

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## Neighborhoods

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[Silicon Beach Homes For Sale](#)

[Inglewood Homes For Sale](#)

[Playa Vista Homes For Sale](#)

[Fox Hills Homes For Sale](#)

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[90250 Homes For Sale](#)

[90047 Homes For Sale](#)

[90044 Homes For Sale](#)

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## New Listings in 91343

[8760 Burnet Ave #1](#)

[9655 Hayvenhurst Ave](#)

[16353 Community St](#)

[15961 Lassen St](#)

[8635 Hayvenhurst Ave](#)

[9250 McLennan Ave](#)

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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 3 bedrooms and 2 bathrooms. This house has been listed on Redfin since November 01, 2018 and is currently priced at \$485,000. The price of 8944 Lemona Ave has decreased \$10,000 during that time. This property was built in 1963. Based on Redfin's North Hills data, we estimate the home's value is \$480,711, which is 0.9% less than its current list price. Comparable nearby homes include [14866 Nordhoff St](#), [15160 Rayen St](#), and [8906 Hazeltine Ave](#). Nearby schools include Alta California Elementary School, Rosa Parks Learning Center and Valor Academy Middle School. The closest grocery



stores are El Mariachi Market, Joya Food Enterprises and Mercado El Rey #5. Nearby coffee shops include Starbucks, McDonald's and Salazar. Nearby restaurants include Sneaky's Tacos & Guacamole, La Güera Poblana Quesadillas #2 and Del Taco. 8944 Lemona Ave is near Andreas Pico Adobe Park, Ritchie Valens Park and Kinesthetics. This address can also be written as 8944 Lemona Avenue, North Hills, California 91343.

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GreatSchools Ratings provided by [GreatSchools.org](https://www.GreatSchools.org).