



13886 Eustace St, Pacoima, CA 91331

**\$759,000**

Est. \$3,600/mo [Get a custom quote](#)

**5**

Beds

**2**

Baths

**2,492**

Sq Ft



Single family residence with 5 bedrooms and 2 baths (2492 sf). Property has two constructions in the back with separate entrances. The property is conveniently located near Pacoima's main roads of San Fernando and Paxton. Close to freeways 118, 5 and 210, park, shopping center, Lowes, Costco and bus stop. The property is on a lease of \$5,000 a month.

Listed by Nelly Arrue • DRE #01192415 • The Olson Agency

Redfin last checked: [5 minutes ago](#) | Last updated Jan 20, 2022

• Source: CRISNet

### Home Facts

Status

Pending Sale

Time on Redfin

245 days

Property Type

Single Family Residence

Year Built

1955

Style

Traditional

Community

PAC - Pacoima

Lot Size

7,588 Sq. Ft.

MLS#

SR21111500

### Price Insights

Est. Mo. Payment

\$3,600

Redfin Estimate

\$748,064

Price/Sq.Ft.

\$305

Buyer's Brokerage Commission

2.5%



## Payment Calculator

**\$3,600 per month** ⓘ

[Find a Lender](#)

● Principal and Interest

\$2,670

● Property Taxes

\$791

● Homeowners' Insurance

\$139

Down Payment	Home Price
20%	\$759,000
(\$151,800)	

Loan Details

30 yr,  
3.333%

...



%

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L,800  
\$0

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### by Similar Homes





**\$799,000**

4 Beds 3 Baths 1,765 Sq. Ft.

14649 Kingsbury St, Mission Hills (San Fernando), CA 91...

Garage

Open Floor Plan

Hardwood Floor



**\$1,300,000**

7 Beds 3.5 Baths 2,229 Sq. Ft.

309 Harding Ave, San Fernando, CA 91340

Yard

Hardwood Floor

Granite Countertops

## Property Details for 13886 Eustace St

### Interior Features

#### Laundry Information

- None

#### Kitchen Information

- Appliances: Gas Oven
- Has Appliances
- Formal Dining Room
- Laminate Counters

#### Bathroom Information

- # of Baths (Full): 2
- Shower

#### Cooling Information

- Wall Window
- Has Cooling

#### Room Information

- All Bedrooms Down

#### Heating Information

- Wall Heater
- Has Heating

### Interior Features

- Levels: One

- Main Level Bathrooms: 3
- Main Level Bedrooms: 5

## Parking / Garage, Utilities, Location Details, Listing Information

### Parking / Garage Information

- Carport, Garage - Front Entry
- Has Parking

### Utilities Information

- Electric: Standard
- Sewer: Other
- Electricity Available, Other
- Water Source: District/Public

### Location Information

- Latitude: 34.26923900
- Longitude: -118.43560400
- Directions: West Telfair North Paxton
- Zoning: LAR1

### Buyer's Brokerage Compensation

- 2.5%

## Exterior Features

### Exterior Information

- Structure Type: House
- Roof: Shingle
- Fencing: Fair Condition
- Has Fence
- Construction Materials: Drywall Walls

### Exterior Features

- Patio And Porch Features: None
- Has Patio
- Pool Features: None

## School / Neighborhood

### Neighborhood Information

- Community Features: Street Lighting

### 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, Back Yard

### Property Information

- Total # of Units: 1
- Common Walls: No Common Walls
- Living Area Source: Assessor's Data
- Parcel Number: 2616026001
- Total # of Stories: 1
- Year Built Source: Assessor

## Agent & Office Information

### Listing Agent Information

- List Agent First Name: Nelly
- List Agent Last Name: Arrue

### Listing Office Information

- List Office Name: The Olson Agency

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

## Deed & Tax History for 13886 Eustace St

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**Sale History**

Tax History

**Today**

- Jan 20, 2022  
Date

Pending (Pending Sale)  
CRISNet #SR21111500

—  
Price
- Jan 11, 2022  
Date

Sold (MLS) (Closed Sale)  
CRISNet #SR21111500

—  
Price
- Nov 29, 2021  
Date

Contingent (Active Under Contract)  
CRISNet #SR21111500

—  
Price
- May 28, 2021  
Date

Price Changed  
CRISNet #SR21111500

\$759,000  
Price
- May 26, 2021  
Date

Listed (Active)  
CRISNet #SR21111500

\$849,000  
Price

**Jul 2012, Sold for \$230,000**

- Jul 6, 2012  
Date

Sold (Public Records)  
Public Records

\$230,000 (-9.4%/yr)  
Price


[See all property history](#) ▾

**Schools**

This home is within the [Los Angeles Unified](#).

**Pacoima's enrollment policy is not based solely on geography.** Please check the school district website to see all schools serving this home.

GreatSchools Summary Rating

<b>3/10</b>	<p><b>Telfair Avenue Elementary</b> Public, K-5 • Serves this home</p>	674 Students	0.2mi Distance	 6 reviews
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4/10	<b>Seventh Street Elementary</b> Public, K-5 • Choice school	394 Students	37.4mi Distance	★★★★★ 27 reviews
3/10	<b>San Fernando Middle</b> Public, 6-8 • Serves this home	730 Students	0.9mi Distance	★★★★★ 6 reviews
-/10	<b>Dorothy V. Johnson Communi...</b> Public, 7-12 • Choice school	79 Students	25.3mi Distance	★★★★★ 1 reviews
6/10	<b>Sylmar Charter High</b> Charter, 9-12 • Serves this home	1552 Students	2.7mi Distance	★★★★★ 12 reviews
3/10	<b>James Monroe High</b> Public, 9-12 • Choice school	2071 Students	3.2mi Distance	★★★★★ 9 reviews


School data is provided by [GreatSchools](#), a nonprofit organization. Redfin recommends buyers use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves. [Learn more about GreatSchools' rating system.](#)


Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.


Schools don't impact everyone equally. [Learn more about the achievement gap.](#)

## ound This Home

### Transportation in Pacoima

  
**47** /100  
Car-Dependent  
Walk Score®

  
**48** /100  
Some Transit  
Transit Score®

  
**52** /100  
Bikeable  
Bike Score®



### Places Nearby

2 groceries



## Activity for 13886 Eustace St

 <b>25</b> <small>Views</small>	 <b>23</b> <small>Favorites</small>	 <b>13</b> <small>X-Outs</small>	 <b>0</b> <small>Redfin Tours</small>
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## Public Facts for 13886 Eustace St

Beds	5
Baths	2
Finished Sq. Ft.	2,492
Unfinished Sq. Ft.	—
Total Sq. Ft.	2,492
Stories	1
Lot Size	7,588 Sq. Ft.
Style	Single Family Residential
Year Built	1955
Year Renovated	1983
County	Los Angeles County
APN	2616026001

Home facts updated by county records on Dec 22, 2021.

# Climate Risk

## About Climate Risk

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

### Flood Risk Provided by First Street Foundation



#### Flood Factor

Flood risk information is not available for this home at this time.

### Environmental Risks Provided by ClimateCheck



#### Storm Risk

Relatively Low - 13 storms expected in 2050



#### Drought Risk

Extreme - Water stress expected to be 61% in 2050



#### Heat Risk

Moderate - 32 hot days expected in 2050



#### Fire Risk

Relatively Low - 0% of land expected to burn in 2050



Climate risk data is provided for informational purposes only by Flood Factor™ and ClimateCheck®.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

Questions or feedback about this data? Get help at [floodfactor.com](https://floodfactor.com) and [climatecheck.com](https://climatecheck.com)

# Redfin Estimate for 13886 Eustace St

# \$748,064

-\$11K under list price of \$759K

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



**\$810,000** Sold Price

A

6 Beds 4 Baths 2,754 Sq. Ft.

11342 Telfair Ave, San Fernando, CA 91340

- \$11/sq ft

↓ smaller lot

↑ 33 years newer



**\$660,000** Last Sold Price

B

4 Beds 2 Baths 1,729 Sq. Ft.

10500 Vena Ave, Arleta, CA 91331

+ \$77/sq ft

↓ smaller lot

↑ 24 years newer

[View comparables on map](#) ▾

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

# Redfin Estimate for 13886 Eustace St

# \$4,768 - \$5,787 / mo

## Market trends for Los Angeles

Single family home, 4+ beds

Rental estimate based on recent rentals. [i](#)

## Market Insights for 13886 Eustace St

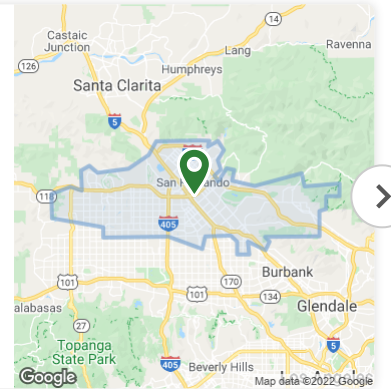
Based on homes from MLS and/or public records

[Redfin](#) > [California](#) > [Los Angeles](#) > [Pacoima](#)

### Single-Family Home Sales (Last 30 days)

#### North Valley Neighborhood

<b>\$850K</b> Median List Price	<b>42</b> Median Days on Mkt.	<b>286</b> # Listed Homes
<b>\$509</b> Median \$ / Sq. Ft.	<b>103.6%</b> Median Sale-to-List	<b>351</b> # Sold Homes



### Single-Family Home Trends in North Valley

Median Sale Price

Single Family Homes

#### Median Sale Price (Single Family Homes)

**\$860,000**

+11.5% YoY | Dec 2021

1y 3y 5y





➦ Share
</> Embed

Location	Data Dec 2021	Growth % YoY
North Valley	<b>\$860,000</b>	<b>+11.5%</b>

[See more market trends in North Valley](#)

### Market Competition in North Valley

Calculated over the last 3 months

**66** Somewhat Competitive  
Redfin Compete Score™ i

0 100

- Some homes get multiple offers.
- The average homes sell for about **3%** above list price and go pending in around **31 days**.
- Hot homes can sell for about **8%** above list price and go pending in around **11 days**.

**Compare to nearby Neighborhoods**



### What It Takes to Win an Offer near North Valley

**~\$850K Offer** 6 Weeks Ago

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

**Offer Not Accepted — Sold for \$850K**

5%	7	8	~30%
Over List Price	Days on Market	Competing Offers	Down Payment

There were 8 other offers on the table with a few over our offer price and the client did not feel comfortable.

**Greg Simitian**

Redfin Agent

[More Offer Insights](#) ▾

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## Recommended For You

Based on homes you've looked at.

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FOR SALE BY OWNER

**\$1,329,000**

4 Beds 2.5 Baths 1,997 Sq. Ft.

29725 Michelis St, Laguna Niguel, CA 92677

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OPEN SAT, 11AM TO 2PM

HOT HOME

**\$549,000**

5 Beds — Baths 1,489 Sq. Ft.

2927 S West View St, Los Angeles, CA 90016

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**\$775,000**

2 Beds 1 Bath 1,338 Sq. Ft.

1411 N Lowell St, Santa Ana, CA 92706

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**\$1,250,000**

6 Beds 4 Baths 2,884 Sq. Ft.

2638 S Burnside Ave, Los Angeles, CA 90016

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VIDEO TOUR

**\$1,849,000**

8 Beds 5 Baths 3,711 Sq. Ft.

17441 Dairyview Cir, Huntington Beach, CA 92647

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NEW 23 HRS AGO

**\$1,349,000**

8 Beds 4 Baths 3,890 Sq. Ft.

1833 S Highland Ave, Los Angeles, CA 90019

[See 8 More Homes in Your Feed](#)

## Nearby Similar Homes

Homes similar to this home are listed between \$510K to \$1,300K at an average of \$525 per square foot.

VIDEO TOUR

**\$799,000**

4 Beds 3 Baths 1,765 Sq. Ft.

14649 Kingsbury St, Mission Hills (San Fernando), CA 91345

Garage

Open Floor Plan

Hardwood Floor

Quartz Countertops

Stainless Appliances

Stucco

Modern

**\$1,300,000**

7 Beds 3.5 Baths 2,229 Sq. Ft.

309 Harding Ave, San Fernando, CA 91340

Yard

Hardwood Floor

Granite Countertops

Stainless Appliances

Stucco

3D WALKTHROUGH

**\$629,000**

2 Beds 1 Bath 1,200 Sq. Ft.

13732 Weidner St, Pacoima, CA 91331

Yard

Granite Countertops

Stainless Appliances

**\$785,000**

4 Beds 2.5 Baths 2,011 Sq. Ft.

13666 Pinney St, Pacoima, CA 91331

Yard

Granite Countertops

**\$510,000**

3 Beds 1 Bath 720 Sq. Ft.

13775 Louvre St, Pacoima, CA 91331

Garage

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HOT HOME

**\$649,000**

3 Beds 2 Baths 1,246 Sq. Ft.

13220 Judd St, Pacoima, CA 91331

Yard

[View More Homes](#)

## Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$620K to \$1,125K at an average of \$430 per square foot.

SOLD JUL 29, 2021

**\$721,000** Last Sold Price

3 Beds 2 Baths 1,100 Sq. Ft.

14131 Daubert St, San Fernando, CA 91340

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SOLD NOV 18, 2021

**\$755,000** Last Sold Price

3 Beds 2 Baths 1,617 Sq. Ft.

10854 Sharp Ave, Mission Hills (San Fernando), CA 91345

Yard

SOLD DEC 8, 2021

**\$1,100,000** Last Sold Price

4 Beds 2 Baths 2,426 Sq. Ft.

10001 Bordeaux Ave, Arleta, CA 91331

Yard

Garage

Open Floor Plan

[View More Recently Sold Homes](#)

## More Real Estate Resources

### New Listings in 91331

[9544 Remick Ave](#)

[13228 Desmond St](#)

[12601 Van Nuys Blvd #102](#)

[13220 Judd St](#)

[10716 Ralston Ave](#)

[13654 Gager St](#)

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### Neighborhoods

[Encino](#) homes for sale

[Granada Hills](#) homes for sale

[Sherman Oaks](#) homes for sale

[Northridge](#) homes for sale

[Woodland Hills](#) homes for sale

### Nearby Cities

[Pasadena](#) homes for sale

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[90025 homes for sale](#)

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## Frequently Asked Questions for 13886 Eustace St

What is 13886 Eustace St?



When was this home

How many photos are available for this home?



How competitive is t

How much is this home worth?



What comparable h

How long has this home been listed on Redfin?



What's the full addr

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