

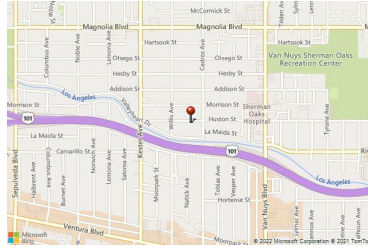
1 14722 HUSTON ST
SHERMAN OAKS CA 91403

4
Beds

Baths 3.00
(3F 0T 0H 0Q)

1,309/VN
Sqft

Single Family
LP: \$1,495,000



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$1,142.09
Lot Size	6,751/VN
HOA Fee 1 & 2	
MLS#	22-155131
APN	2263-021-007

Directions : South of Magnolia Boulevard, North of Ventura Boulevard, East of Kester Avenue, West of Van Nuys Boulevard
Remarks : There are lots of possibilities on this lot! A beautiful opportunity to purchase a little fixer and remodel it and make it into your dream home by redesigning it exactly how you want it for your family. First time on the market in over 20 years. This is also an opportunity to build a brand new home in a very affluent, desirable and growing neighborhood. The land value is very high and could also be a redevelopment opportunity for a developer-as is apparent in the houses surrounding this one. The rent comps are also very high in this neighborhood so this could be used as a rental property or developed as a filming rental. It is very conveniently located in the heart of Sherman Oaks, near the city center, the Macy's mall as well as the 405/101--yet tucked away on a family friendly neighborhood style street. All offers must be accompanied with POF. Sold in AS-IS condition. Please do your own research.

Community/Development		Structure Info		Contract Info DOM 1	
Tax Mello Roos		Year Built/Source	1947 / Vendor Enhanced	List Date	05-11-2022
Complex/Assoc Name		Stories	1	List Price	\$1,495,000
Assoc Amenities		Attached/Detached	Detached	Orig List Price	\$1,495,000
Assoc Fees Include		Guest House	None	Status Date	05-11-2022
Assoc Pet Rules		PUD	No	Change Date/Type	05-11-2022 / New Listing
Community Features		Sewer		Sale Type	Standard
Rental Restrictions		Style	Cottage	Probate Y/N	No
Short Term Rentals		View	No	Avail for Lease	No
Short Term Rental Duration		Security	None	Lease Option	No
Builders Tract Code		Dir Faces	Faces North	Financing	Other
Builders Model Code		Prop Condition	Fixer, Value Mainly In Land	Possession	Negotiate
Builders Model Name		Entry Floor #			
Builders Name		Maid's			
		Prop Subtype			

Land/Lot Info		Parking Details		Sale/Sold Info	
Zoning	LAR1	Parking Type	Driveway	Contract Date	
Land Type		Total Spaces	3	Sold Date	
Land Lease Purchase		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	0.155	Garage Spaces		Sale Terms	
Special Zone		Carpport Spaces		SP/LP	
Addl Parcel		Remote Controls			
Lot Dimen	50x135/VN				
Lot Descr.					
Lot Location					

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Unfurnished	Spa	None
AC/Cooling	Other	Tennis/Courts	
Heating	Other	Roofing	
Flooring	Hardwood	Fence	
Equip/Apppl	Gas Dryer Hookup, Hood Fan, Microwave, Dishwasher, Range/Oven	Sprinklers	
Rooms	Master Bedroom, Living, Dining Area, Study	Patio Features	None
Interior Features		Entry Location	
Kitchen Features	Ceramic Counters	Exterior Constr	
Bathroom Features	Shower Stall	Foundation Details	
Bedroom Features		Other Struc Feat	
Common Walls	Detached/No Common Walls	Other Structures	None
Cooking Appliances	Cooktop - Gas, Microwave, Oven	RV Access Dimen	
Laundry	None	Windows	
Disability Access		Water Heater Feat	Gas
Eating Areas	Dining Area		
220-Volt Location			

TV Services

 Green		 Location	
Green Building Certification		Cross Streets	Kester and Huston
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	UNITED STATES OF AMERICA
Green Walk Score		Map	
Green Year Certified		School District	
Green Energy Efficient		Elementary	Kester Elementary
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	None
Green Sustainability		Water District	
Green Water Conservation			

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2022 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Venus Reyes **CALDRE#:**00979810 | DMCA