



Status: **Active**
 ML#: **SR14209440**
 APN: **2818033008**
 Original List Price: **\$125,000**
 Price Per Sqft: **9.71**
 County: **Los Angeles**
 Ac/LotSqft(Src): **0.30/12,871**
 Senior Community:
 DOM: **7**
 Gross Equity:
 Present Loans:
 Have:
 Cross Street: **Chickasaw / Mayan / Aucas**

Area: **Chatsworth**

Map Book: **500B1**

Sale Type: **Standard**

Driving Directions: **Topanga Canyon north of 118 Rt at "T". Follow Mayan Dr approx 0.5 Mi, Lt towards Aucas Sharp Rt Aucas, lot on Lt at Chickasaw**

Description

Builders!!! The house burned down a few years ago, and cleared off the lot. 5 contiguous lots to be sold together (approx. 12871 sq.ft. total). Eclectic country "Twin Lakes" neighborhood with some newer development. Views. Only a couple minutes to freeway and city living. Presently requires septic systems, but future plans for sewers in the area. Buyer to conduct their own due diligence on development.

Features

View: **Canyon, Hills, Mountain**

Utilities:

Community Features: **Foothills, Mountainous, Rural**

Lot Features: **Access Road Paved, Corner Lot, Lot 10000-19999 Sqft, Lot Shape-Irregular, Private Road, Value In Land**

Disclosures:

Fencing: **Chain Link, Partial**

Sewer/Septic:

Land

Lot Number:	Zone: LAR16000	Parcel Map Number: 2,818
Block Number:	Builder's Tract:	Parcel Number:
Lot Dimensions:	Comm/Cmplx:	
Tract Number: 9203	Tract Map:	
Acres: 0.30		
Assessment:		
Association Name 1:	Association Phone 1:	Association Dues 1:
Association Name 2:	Association Phone 2:	Association Dues 2:

Distance To

Bus:
 Church:
 Electric:
 Freeway:
 Gas:
 Phone Service:
 Schools:
 Sewer:
 Stores:
 Street Frontage:
 Water: **Accessible**

Present/Potential Use

Present Use: **Vacant Land**
 Potential Usage: **Buyer to check potential level of development**

Infrastructure

Improvements:
 Water Well:
 Well in Feet:
 Water Table Depth in Feet:
 Water Gal. of Water Per Minute:
 Well Hole/Casting Est. Size in inches:

Additional Land Info

Cleared: **yes**
 Fenced: **Chain Link, Partial**
 Fence Condition:
 Ingress/Egress:
 Soil Type:
 Topography: **Flat & Slope**
 Water District Name:
 Well Report:
 Well Pump Motor Horsepower:
 Elevation:
 Current Geological Report:
 Survey: **Buyer Pays**

Analysis

Improvement Total \$/ %: /
 Personal Property \$/ %: /
 Land Value \$/ %: /
 Usable Land Percentage: **50%**

Tax Information

Tax Rate:
 Tax Rate Total:
 Tax Rate Year:
 Tax Area:

Lease/Fees

Land Fee/Lease: **Fee**
 Land Lease Amount:
 Land Lease Expires:
 Lease Per:

Terms

Listing Terms: **Cash, Cash To New Loan**

Office/MLS

S.O. Comp: 5.000%
Dual Var Rate of Com: No
Sign On Property:
Listing Office: (F6729001) Multi Real Estate Services
Listing Agent: (F210076157) Ronald Henderson
LA CalBRE: 00905793
Date of Listing: 09/29/2014
Modified Date: 09/29/2014
Expiration Date: 03/30/2015

Showing Instructions: Drive By Only, Go Direct
LO Phone: 818-999-2945 ext.0
LO Fax: 818-883-2089
List Type: Exclusive Right To Sell
Service Type: Full Service
Listing Paid: Yes
Ad Number:
Int Send List/Address: Yes/Yes
VOW AVM?/Comm?: Yes/Yes

Phone Contact Priority

- 1. LA Direct: 818-999-3981
- 2. LA Email: ronh@mres.com
- 3. LA Fax: 818-883-2089
- 4. Office Ph: 818-999-2945

Contingency:

Showing Remarks:

Agent Remarks: 5 contiguous lots 4 APNs (2818-033-006/007/008/015) sold together. Property sold as is w/no implied warranties. Buyer to do their own due diligence with gov't agencies on developing. Actual property line goes beyond the fence line to the north. Marker on lower street (Chickasaw), between power pole and water meter on upper street (Aucas). Proof of ability to close submitted with offer.

Property Photos

