

JUST REDUCED - NOW \$2,495,000

Presented by Sue Ellen Douglas, Mimi Stevens and Jon Torp

310-979-3967, 310-979-3964, 310-979-3987

STATUS: **Active**

ADDRESS: **10966 CHALON RD , LOS ANGELES ,CA 90077**

LP: **\$2,495,000**



RESIDENTIAL SINGLE FAMILY

STYLE: Cape Cod
APN: [4369-017-014](#)
ADP:
APX ACREAGE:
HORSE PROP: No
ELEM: Check with City

AREA: (4) Bel Air - Holmby Hills
SUB:
ZONE: LARE20
VU: Yes
GH: None
LSE: No
JRHS: Check with City

MLS#: 06-005329
PUD: No
HOD: \$0.00
PL: Yes
FP: 1
LOP: No
SRHS: Check with City

MAP: [591/J6](#)
YB: 1952
STO: 1
APX
LDM: 125x129/AS
FUR: No

BR: 4
BA: 3.00
APX SF: 2,504/AS
APX
LSZ: 16,120/AS
PKGT: 6
PKGC: 2

DIRECTIONS: North of Sunset, West of Roscomare

REMARKS: ANOTHER HUGE PRICE REDUCTION AND READY TO SELL. This one story Cape Cod overlooks the 13th hole of the Bel Air Country Club. Country charm fills every room. Large living room and dining room open to brick patio, pool and serene views. Kitchen opens to wonderful family room with brick fireplace. Updated tiled kitchen and baths, hardwood floors, wood paneling. Easy to show.

ROOMS: Breakfast Area,Dining,Family,Living,Patio Open

EQUIP: Dishwasher,Garbage Disposal,Range/Oven

AIR: None

FLOOR: Mixed

FIREPL: Family Room,Wood Burning

POOL: Private

PARK: Attached,Door Opener,Garage

VIEW TYPE: Golf Course

SEC: Owned

SEWER: In Street

DISC: As Is

OCC/SHOW: Listing Agent Accompanies,Owner

HEAT: Central

LAUNDRY: Inside

ROOF: Shake

TENNIS: None

SPA: Bath Tub

WATERFRONT: None

FIN: Cash,Cash To New Loan

POSS: Close Of Escrow

SZONE:

LP: \$2,495,000
LD: 01/24/2006

DOM: 260
CD:

SP:
SD:

SSP:
WD:

OLP: \$3,495,000

LA1: Sue-Ellen Douglas

LA1#: 310-979-3967

LA2: [Mimi Stevens-Torp](#)

LA2#: 310-979-3964

LA1 EMAIL: sueellendouglas@earthlink.net

LO1: Coldwell Banker- Brentwood

LA1 CELL:

LA2 CELL:

LA2 EMAIL: mimi@stevens-torp.com

LO1#: 310-207-3711

LO2#: 310-207-3711

LA1 OTHER:

LA2 OTHER:

CSO: 2.5%

LT: ER

LBA: No

BAC: Yes

LS: No

EO: No

PROBATE:

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