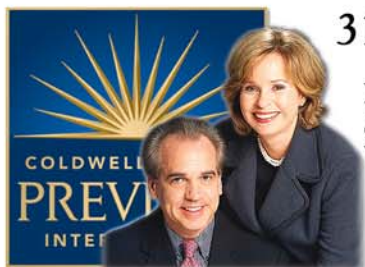


# Presented by

Mimi and Jon Torp

310-979-3964



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*Selling Homes on  
Planet Earth*

Kerstin Hudson

310-979-3962

STATUS: **Active** ADDRESS: **12646 MONTANA AVE, LOS ANGELES, CA 90049**

LP: **\$1,298,000**



**RESIDENTIAL SINGLE FAMILY**

**STYLE:** Traditional

**APN:** [4266-003-046](#)

**ADP:**

**APX ACREAGE:**

**HORSE PROP:** No

**ELEM:** CHECK

**AREA:** (6) Brentwood

**SUB:**

**ZONE:** LAR1

**VU:** Yes

**GH:** None

**LSE:** No

**JRHS:** WITH

**MLS#:** 09-394103

**PUD:** No

**HOD:** \$0.00

**PL:** No

**FP:** 1

**LOP:** No

**SRHS:** CITY

**MAP:** [631/G5](#)

**YB:** 1940

**STO:** 1

**APX LDM:**

**FUR:** No

**BR:** 3

**BA:** 1.75

**APX SF:** 1,458/AS

**APX LSZ:** 12,950/AS

**PKGT:** 3

**PKGC:** 1

**DIRECTIONS:** West of Bundy

**REMARKS:** Charming traditional home sits above the street across from the Brentwood Country Club golf course on a wonderful large lot (approx. 12,950 sf). 2 Bedrooms + den or 3 bedrooms, wood floors, playroom, dining room and kitchen, fireplace in living room. Fantastic terraced back yard filled with fruit trees. Endless possibilities.

**ROOMS:** Bonus,Den,Dining,Living

**EQUIP:** Ceiling Fan,Dishwasher

**AIR:** None

**FLOOR:** Hardwood

**FIREPL:** Living Room

**POOL:** None

**PARK:** Attached,Uncovered

**VIEW TYPE:** Golf Course,Tree Top

**SEC:**

**SEWER:** In Street

**DISC:** As Is

**OCC/SHOW:** 24-hr Notice,Listing Agent Accompanies

**HEAT:** Other

**LAUNDRY:** Inside

**ROOF:** Composition

**TENNIS:** None

**SPA:** None

**WATERFRONT:** None

**FIN:** Cash To New Loan

**POSS:** Close Of Escrow

**SZONE:**

**LP:** \$1,298,00

**LD:** 08/26/2009

**DOM:** 22

**CD:**

**SP:**

**SD:**

**SSP:**

**WD:**

**OLP:** \$1,325,000

**LA1:** [Mimi Stevens-Torp](#)

**LA2:** Kerstin Hudson

**LA1 EMAIL:** [mimi@stevens-torp.com](mailto:mimi@stevens-torp.com)

**LO1:** Coldwell Banker- Brentwood

**LO2:** Coldwell Banker- Brentwood

**CSO:** 2.5%

**LT:** ER

**LBA:**

**BAC:** Yes

**LA1 CELL:**

**LA2 CELL:**

**LA2 EMAIL:** [khudson@coldwellbanker.com](mailto:khudson@coldwellbanker.com)

**LO1#:** 310-207-3711

**LO2#:** 310-207-3711

**LS:** No

**EO:** No

**LA1 OTHER:**

**LA2 OTHER:**

**LA1 FAX#:** 310-207-2691

**LA2 FAX#:** 310-207-2691

**PROBATE:**

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. Copyright © 2009 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Mimi Stevens-Torp DRE# 00971028



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