




Derrick Ruiz

Probate and Trust Realtor
Inherited property expert
Celebrating 32 years in Real Estate!

2320 BEVERWIL DR
LOS ANGELES, CA 90034

4 Beds **Baths 3.00 (0F 0T 0H 0Q)** **2,497/VN Sqft**

Single Family
SP \$1,010,000  **Sold**



Area	9 Beverlywood Vicinity
Subdivision	
List Price Per Sqft	\$360.41
Lot Size	5,689/VN
HOA 1&2	\$617.00(N/A)
MLS#	13-695749
APN	4309-005-017

Directions: Between Sawyer and Beverlywood

Remarks: PROBATE heavy fixer upper or teardown single family residence located in the desirable Beverlywood HOA neighborhood. Executors have full authority to sell the property, no court confirmation required. Property is vacant and contents have been cleared out. Property has been added on to from its original configuration, please check permits. Fireplace, second story loft, family room, laundry room. The estate is looking for cash or hard money offers only as regular bank financing will be difficult or impossible due to the condition. Offers considered after 8-20-13. HOA Dues \$617 month.

Agent Remarks: Go direct to show property. You can go in through the side door behind the carport, it is open. Please write offer on a Probate Purchase Agreement (PPA) with a 10% earnest money deposit. The estate is selling it As-Is with no repairs, termite work, or retrofitting. PLEASE SUBMIT PROBATE OFFER AND PROOF OF FUNDS AND A COVER LETTER WITH ALL PARTIES CONTACT INFO ON ONE PDF PLEASE, THANKS.

Showing Remarks: Call for access

Structure Info	
Year Built/Source	1949
View	No
Stories	2
Guest House	N/A
PUD	
Sewer	
Style	Mid-Century

Land/Lot Info	
Zoning	LAR1
Land Type	
Land Lease	
Horse Property	No
Lot Acreage	
Special Zone	
Addl Parcel	

Contract Info		DOM 46
List Date	07-13-2013	
List Price	\$899,950	
Orig List Price	\$899,950	
Status Date	10-04-2013	
Sale Type	Probate	
Court Approval	No	
CSO	2.5%	
Listing Type	Probate	
Disclosure	Probate	

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	

Parking Details	
Parking Type	Carport Attached
Total Spaces	
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

Sale/Sold Info	
Contract Date	08-28-2013
Sold Date	10-04-2013
Sold Price	\$1,010,000
Sale Terms	Cash to New Loan
Sold Price/SqFt	\$404.49
SP/LP	112.23%

Interior Features	
# Fireplaces/Details	Living Room
Furnished	No
AC/Cooling	None
Heating	Forced Air
Flooring	Hardwood
Equip/Apppl	None

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Roofing	
Fence	
Laundry	Inside

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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. MLSPLUS™ Copyright © 2017 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713