

**Duane Wellhoefer**

President

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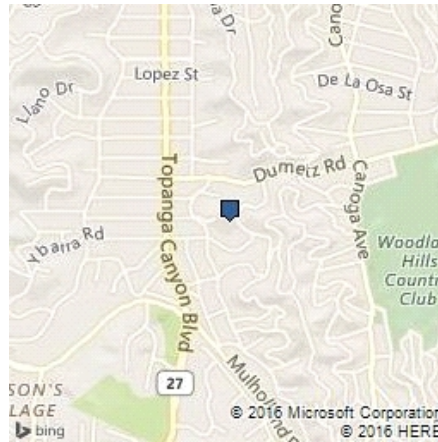
CalBRE: 01855406

21787 Ybarra Rd, Woodland Hills 91364

STATUS: Pending

LIST PRICE: \$659,000

South of Ventura Blvd., Canoga to Dumetz to Ybarra Rd.



BED / BATH: 3/2,0,0,0  
 SQFT(src): 1,993 (A)  
 PRICE PER SQFT: \$330.66  
 LOT(src): 0.3767/16,411 (A)  
 GARAGE: 2  
 YEAR BUILT(src): 1956 (ASR)  
 PROP SUB TYPE: SFR (D)  
 DOM / CDOM: [21/21](#)  
 SLC: Standard  
 PARCEL #: [2171019057](#)  
 LISTING ID: SW16745081  
 LIST \$ ORIGINAL: \$659,000

**DESCRIPTION**

Back on the market. 16,411 square foot VIEW LOT. This house is a total fixer located on a large, beautiful piece of property with amazing views. Located in a wonderful, quiet Woodland Hills neighborhood south of Ventura Blvd. in a highly rated school district.

**EXCLUSIONS:**

**INCLUSIONS:**

AREA: WHLL - Woodland Hills  
 SUBDIVISION: /  
 COUNTY: Los Angeles  
 SENIOR COMMUNITY?: No  
 CERTIFIED 433A?:  
 MAIN LEVEL BEDROOMS: 3  
 MAIN LEVEL BATHROOMS: 2

LEVELS: One  
 BASEMENT SQFT:  
 COMMON WALLS: No Common Walls  
 PARKING:  
 HORSE:

ROOM TYPE: Entry, Living Room, Main Floor Master Bedroom, Master Bedroom  
 EATING AREA:

COOLING: Central  
 HEATING: Central Furnace  
 VIEW: Hills, Mountain, Panoramic, Trees/Woods, Valley  
 WATERFRONT:  
 POOL: Private  
 LAUNDRY:

**INTERIOR**

INTERIOR:  
ACCESSIBILITY:

APPLIANCES:  
 FLOORING: Hardwood, Parquet,  
 See Remarks

ENTRY LOC/ENTRY LVL: /  
 FIREPLACE: Living Room

**EXTERIOR**

EXTERIOR:  
DIRECTION FACES:

SECURITY:  
 FENCING:

LOT: Back Yard, Front Yard, Garden, Level with Street, Lot 10000-19999 Sqft, Lot Shape-Rectangular, Yard  
 SEWER: Public Sewer

PATIO/PORCH:  
 SPA: None

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW:

ROOF:  
 FOUNDATION DTLs:  
 PROP COND:

CONSTR MTLs:  
 STRUCT. COND:  
 OTHER STRUCT:

**GARAGE AND PARKING**

ATTACHED GARAGE?:  
 UNCOVERED SPACES:

PARKING TOTAL: 2  
 # REMOTES:

GARAGE SPACES: 2  
 RV PARK DIM:

CARPORNT SPACES:

**GREEN**

GREEN BLDG VERIFICATION TYPE:  
GREEN ENERGY GEN:  
WALK SCORE:

GREEN VERIFICATION BODY:  
GREEN ENERGY EFF:

GREEN VERIFICATION YR:  
GREEN SUSTAIN:

GREEN VERI. RATING:  
GREEN WTR CONSERV:

**COMMUNITY**

HOA FEE: \$0  
HOA FEE 2:  
COMMUNITY: Curbs, Sidewalks

HOA NAME:  
HOA NAME 2:  
HOA AMENITIES:

HOA PHONE:  
HOA PHONE 2:

# OF UNITS:  
# UNITS IN COMMUNITY: 1  
STORIES TOTAL:

**LAND**

LAND LEASE?: No  
LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
PARCEL #: [2171019057](#)  
ADDITIONAL APN(s): No

LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: Public  
LOT SIZE DIM:  
ASSESSMENTS: Unknown

TAX LOT: 1  
TAX BLOCK:  
TAX TRACT #: 1  
ZONING: LAR1

**SCHOOL**

HIGH SCHOOL DISTRICT: Other

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL:

**LISTING**

BAC: 0 See Remarks  
BAC RMRKS:  
DUAL/VARI COMP?: No  
LEASE CONSIDERED?: No  
CURRENT FINANCING:  
POSSESSION:  
SIGN ON PROPERTY?:  
CONTINGENCY: 1031 Exchange

TERMS: 1031 Exchange, Cash  
LIST AGRMT: Open  
LIST SERVICE: Entry Only  
AD NUMBER:  
DISCLOSURES:  
VOW, AVM?/COMM?: Yes/Yes  
INTERNET?/ADDRESS?: Yes/Yes

**DATES**

LIST CONTRACT DATE: 11/11/16  
PRICE CHG TIMESTAMP: 11/11/16  
STATUS CHG TIMESTAMP: 12/06/16  
MOD TIMESTAMP: 12/06/16  
EXPIRED DATE:  
PURCH CONTRACT DATE: 12/06/16  
ENDING DATE:

PRIVATE REMARKS: MLS Entry Only, Open Listing. Commission paid by Seller, Contact Seller for Commission info & showings @ 858-229-2102, Email offers to janinemarshall@me.com Exclude Listing Broker from offer, not responsible for commission offered by Seller. Seller will not give credits or do any repairs to the home. Seller makes no guarantees or warranties. Buyer to do all inspections and investigations prior to submitting. ANY OFFERS DUE BY THURSDAY (11/17) BY 10AM.

**SHOWING INFORMATION**

SHOW CONTACT TYPE: Owner  
SHOW CONTACT NAME:  
SHOW CONTACT PH:  
DIRECTIONS: South of Ventura Blvd., Canoga to Dumetz to Ybarra Rd.

SHOW INSTRUCTIONS: call seller

LOCK BOX LOCATION: n/a  
LOCK BOX TYPE: None

OCCUPANT TYPE: Owner  
OWNER'S NAME:

**AGENT / OFFICE**

LA: ([TCALLRYA](#)) [Ryan Call](#)  
CoLA:  
LO: ([RYLC01](#)) [RYAN L. CALL](#)  
LO PHONE: 888-368-9666  
CoLO:  
CoLO PHONE:

LA State License: [01738456](#)  
CoLA State License:  
LO State License: 01738456  
LO FAX:  
CoLO State License:  
CoLO FAX:

**CONTACT PRIORITY**

1.OTHER:

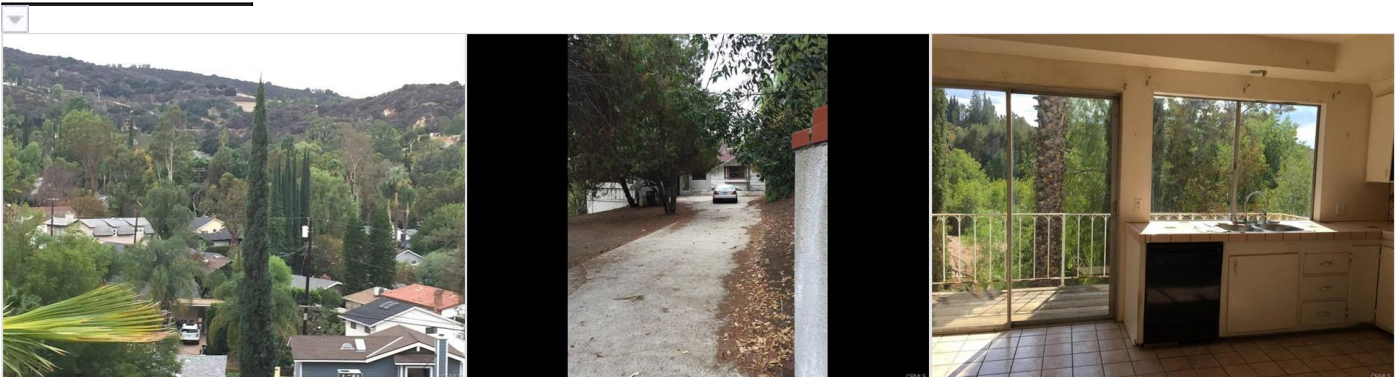
**COMPARABLE INFORMATION**

CLOSE PRICE:  
LIST PRICE: \$659,000  
LIST \$ ORIGINAL:  
PURCH CONTRACT DATE: 12/06/16  
DOM/CDOM: [21/21](#)

BA: ()  
BO:  
BA State License:

CoBA: ()  
CoBO:  
CoBA State License:

BUYER FINANCING:  
CONCESSIONS \$:  
CONCESSION CMTS:  
END DATE:





AGENT FULL: Residential LISTING ID: SW16745081

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Search Criteria

Property Type is 'Residential'  
City is 'Woodland Hills'  
Street Number Numeric is 21787  
Selected 1 of 2 results.