

**JACK GRANITI 310.625-6656**  
**Pacifica West Properties**  
**2837 Wilshire Blvd., Santa Monica, CA 90403**

**STATUS:** Active

**ADDRESS:** 9407 CATTARAUGUS AVE , LOS ANGELES 90034

**LP:** \$769,000



**RESIDENTIAL SINGLE FAMILY**

**STYLE:** Traditional  
**APN:** 4309-022-010  
**ADP:**  
**APX ACREAGE:**  
**HORSE PROP:**  
**ELEM:** Castle Heights

**AREA:** (9) Beverlywood Vicinity  
**SUB:**  
**ZONE:** LAR1  
**VU:** Yes  
**GH:** N/A  
**LSE:**  
**JRHS:** Palms

**MLS#:** 04-086002  
**PUD:**  
**HOD:** 0.00  
**PL:** No  
**FP:** 1  
**LOP:**  
**SRHS:** Hamilton

**MAP:** 632/G6  
**YB:** 1948  
**STO:** 1  
**APX LDM:**  
**FUR:** No

**BR:** 3  
**BA:** 2.00  
**APX SF:** 1839  
**APX LSZ:** 6,200  
**PKGT:**  
**CVD PKGC:** 2

**DIRECTIONS:** North Of 10 Freeway, South Of Pico, 4 Blocks West Of Robertson

**REMARKS:** Bright & Beautiful Traditional In Move-In Cond! Front Living & Dining Rms w/Red Oak HW Flr & Crwn Mlds. Updated Kitchen w/Recessed Lights, New Cabinets & Appliances. XL Rear Family Rm w/FP, Sitting Window, & Sliding Doors To Back Patio & Private Grassy Yard. 2 Car Garage W/Attached Workshop. Updated w/New Roof, Quality Windows, Electrical Service & Central Heat/Air. Great Street & Unbeatable Neighborhood! Walk To Castle Heights Elementary! First showing Tues (8/10) 11-2 & 5:30-6:30! A MUST SEE!

**ROOMS:** Breakfast Area,Dining Area,Family,Living

**EQUIP:** Ceiling Fan,Dishwasher,Garbage Disposal,Microwave,Range/Oven,Refrigerator

**AIR:** Central

**FLOOR:** Carpet,Hardwood,Tile,Vinyl

**FIREPL:** Family Room

**POOL:**

**PARK:** Detached,Garage,Side By Side

**VIEW TYPE:** Green Belt

**SEC:**

**SEWER:** In Street

**DISC:** As Is

**HEAT:** Central

**LAUNDRY:** Inside

**ROOF:** Composition,Shingle

**TENNIS:**

**SPA:**

**WATERFRONT:**

**FIN:**

**POSS:**

**SZONE:**

**OCC/SHOW:** Appointment w/List. Office,Call LA 1,Call LA 2,Listing Agent Accompanies

**LP::** \$769,000

**DOM:** 4

**SP:**

**SSP:**

**OLP:** \$769,000

**LD:** 08/03/2004

**CD:**

**SD:**

**WD:**

**DISCLAIMER:** 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 (c) 2004 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.

**Please call 310.625-6656 for information or to arrange a showing.**