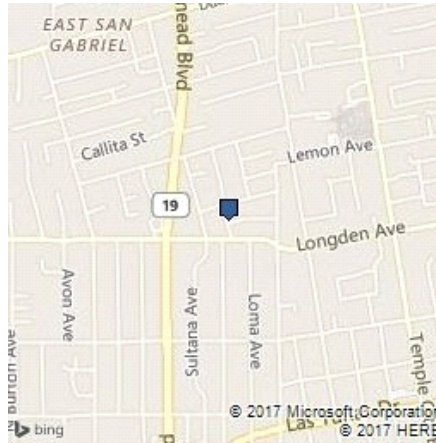


3785 Livia Ln, Los Angeles 90039**STATUS: Closed****LIST/CLOSE: \$1,799,000/\$1,745,000**

New street- use 3785 Legion Lane, Los Angeles when mapping out the property. At the end of this street, Livia Ln starts.



BED / BATH: 3/3,0,1,0
SQFT(src): 3,469 (B)
PRICE PER SQFT: \$503.03
LOT(src): 0.1722/7,500
LEVELS: Two
GARAGE: 2/Attached
YEAR BUILT(src): 2016
PROP SUB TYPE: SFR (D)
DOM / CDOM: 115/115
SLC: Standard
PARCEL #: 5435038034
LISTING ID: 316006024

DESCRIPTION

Livia Lane is a brand new street! To search on a map, put 3781 Legion Ln. The epitome of luxury is encompassed in this newly built 3 bed 3.5 bath impressive manor. A winning combination of nearly 3,500 sqft of living space and exquisite architecture provides an unforgettable experience. Residing in the desirable and award winning Atwater Village Community, this is the one of a kind iconic home you have been waiting for. Enter in to find a floor plan ideal for entertaining with an expansive living room with two-story ceilings, incredible built-ins and panoramic views of your peaceful surroundings. Separate family room with access to the backyard and kitchen. State of the art kitchen made for the ultimate entertainment experience, features stainless steel Thermador appliances, island and breakfast bar, as well as custom cabinetry. The loft includes a sitting area overlooking the living room and vast surroundings. Every bedroom has a private balcony and elegantly appointed bathroom, providing a resort like experience every morning you wake up. Enjoy the breathtaking views of the trimmed and manicured backyard, perfect for entertaining and enjoying the Southern California sun. This home is a brilliant display of what a luxury lifestyle has to offer.

EXCLUSIONS:

INCLUSIONS:

AREA: 606 - Atwater
SUBDIVISION: Not Applicable- 606/NA606
COUNTY: Los Angeles
SENIOR COMMUNITY?:
CERTIFIED 433A?:
MAIN LEVEL BEDROOMS:
MAIN LEVEL BATHROOMS:

LIST \$ ORIGINAL: \$1,799,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Garage - Single Door, Driveway
HORSE:

ROOM TYPE: Master Suite
EATING AREA: Dining Room

COOLING: Central
HEATING: Forced Air, Natural Gas
VIEW: Trees/Woods
WATERFRONT:
POOL:
LAUNDRY: On Upper Level, Inside, Individual Room

INTERIOR

INTERIOR: High Ceilings (9 Feet+)
ACCESSIBILITY:
KITCHEN FEATURES:

APPLIANCES: Garbage Disposal, Oven, Refrigerator, Dishwasher
FLOORING: Wood
BATHROOM FEATURES:

ENTRY LOC/ENTRY LVL: /
FIREPLACE: Propane, Living Room, See Remarks

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
FENCING:

LOT: Walkstreet
SEWER:

PATIO/PORCH:
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Modern
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND: New Construction

CONSTR MTLs:
STRUCT. COND: New Construction
OTHER STRUCT:
NEW CONSTRUCTION YN:

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES: 0

GARAGE SPACES: 2
RV PARK DIM:

CARPORT SPACES: 0

GREEN

GREEN BLDG VERIFICATION TYPE:
GREEN ENERGY GEN:
WALK SCORE: **0**

GREEN VERIFICATION BODY:
GREEN ENERGY EFF:

GREEN VERIFICATION YR:
GREEN SUSTAIN:

GREEN VERI. RATING:
GREEN WTR CONSERV:

POWER PRODUCTION

POWER PROD TYPE:
POWER PROD ANNUAL STATUS:

POWER PROD SIZE:

POWER PROD YR INSTALL:

POWER PROD ANNUAL:

COMMUNITY

HOA FEE: **\$0**
HOA FEE 2: **\$0**
COMMUNITY:

HOA NAME:
HOA NAME 2:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:

OF UNITS: **0**
UNITS IN COMMUNITY:
STORIES TOTAL: **0**

LAND

LAND LEASE?: **No**
COMMON INTEREST:
LAND LEASE AMOUNT: **\$0.00**
LAND LEASE AMT FREQ:

LAND LEASE PURCH?:
LAND LEASE RENEW:
PARCEL #: **5435038034**
ADDITIONAL APN(s): **No**

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

TAX LOT:
TAX BLOCK:
TAX TRACT #:
ZONING: **R1**

SCHOOL

HIGH SCHOOL DISTRICT:

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **2.500%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:

TERMS: **Conventional, Cash, Cash to New Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**

DATES

LIST CONTRACT DATE: **07/11/16**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **11/16/16**
MOD TIMESTAMP: **11/16/16**
EXPIRED DATE: **04/13/17**
PURCH CONTRACT DATE:
CLOSE DATE: **11/16/16**

CONTINGENCY:

PRIVATE REMARKS: Standard Sale! See attached prelim & Contract to use when submitting an offer. Sold as is no warranties/guarantees made. Seller and/or seller's agent makes no representation as to room count, square footage, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Submit all offers with POF and preAPPROVAL (not prequal) from lender. Please email offers to albert@thecondopeople.com or fax to 8889656161. To see a full virtual tour please visit www.livialane.com. *New street- use 3781 Legion Lane, Los Angeles when mapping out the property. At the end of this street, Livia Ln starts. Thank you.**

SHOWING INFORMATION

SHOW CONTACT TYPE:
SHOW CONTACT NAME:
SHOW CONTACT PH: **ext.0**

SHOW INSTRUCTIONS: **First Showing!! Grand Opening event - Thursday, 7/14, 6-8pm!**

LOCK BOX LOCATION: **No Key Safe**
LOCK BOX TYPE: **None**

OCCUPANT TYPE:
OWNER'S NAME:

DIRECTIONS: New street- use 3785 Legion Lane, Los Angeles when mapping out the property. At the end of this street, Livia Ln starts.

AGENT / OFFICE

LA: (**ITC-G81714**) **Albert Babayan**
CoLA: **Roubina Zargarian**
LO: (**ITC-G7561**) **JohnHart Real Estate**
LO PHONE: **818-246-1099**
CoLO: **JohnHart Real Estate**
CoLO PHONE: **818-246-1099**

LA State License: **01012033**
CoLA State License: **01235023**
LO State License:
LO FAX: **888-965-6161**
CoLO State License:
CoLO FAX: **888-965-6161**

CONTACT PRIORITY**COMPARABLE INFORMATION**

CLOSE PRICE: **\$1,745,000**
LIST PRICE: **\$1,799,000**
LIST \$ ORIGINAL: **\$1,799,000**
PURCH CONTRACT DATE:
DOM/CDOM: **115/115**

BA: (**ITC-P60387**) **Sookie Mathews**
BO: **Partners Trust Real Estate Bro**
BA State License: **00793539**
BO State License:

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING: **Conventional**
CONCESSIONS \$: **\$0**
CONCESSION CMTS:
COE DATE: **11/16/16**

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.