

James P. Casey
Custom Real Estate Services
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**6064 Hazelhurst Pl, Unit 1,
North Hollywood, CA 91606**

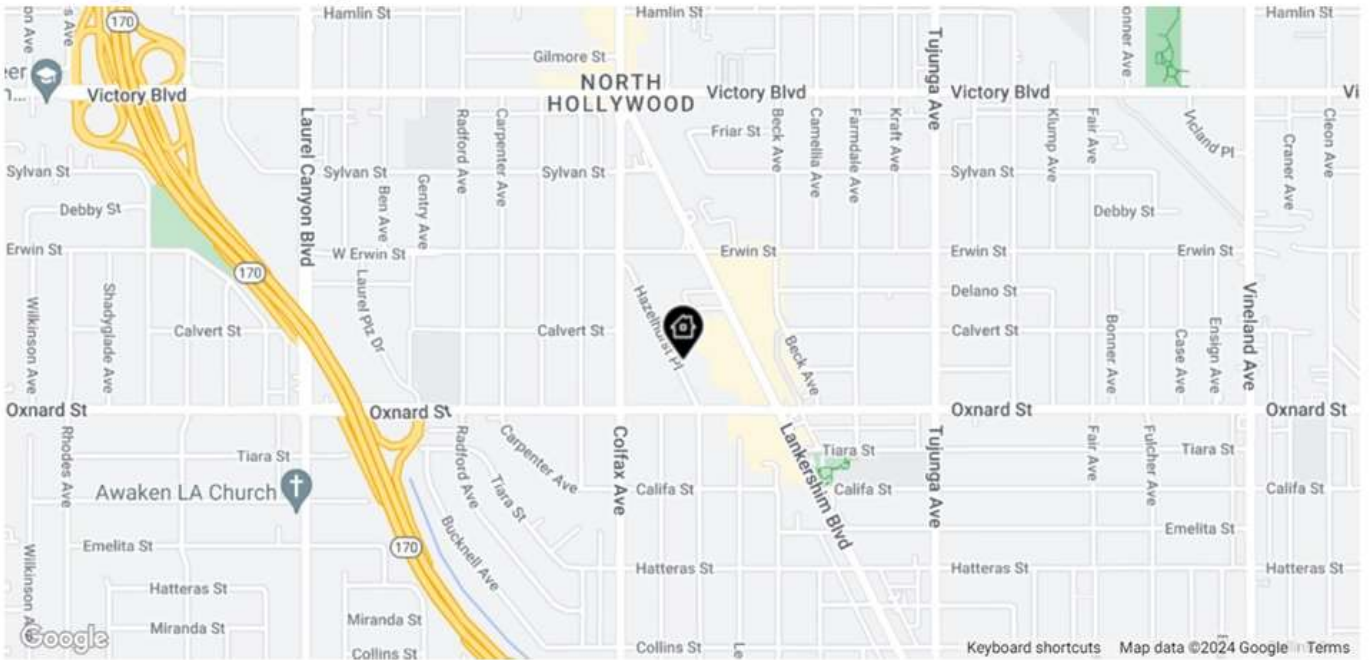


Welcome to 6064 Hazelhurst Pl. #1... This is the flagship property in this 12-unit building. Front facing, you are only steps to the mailbox and the fenced front green space for your pets! This gated townhouse features high ceilings, loads of daylight from three sides, a private garage with direct access to the unit, and 3 private balconies to enjoy views from every level. This is a move-in condition property with so much space for traditional bedrooms or a home office, exercise room, or whatever you need. With only one shared wall, you'll enjoy privacy, peace and quiet.

Every home tells a story. I hope you enjoy your tour and find within the pages of this *Homebook* all the information you need to help you appreciate the property. Enjoy!

- James P. Casey

Location Map



Aerial View



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Floor Plans

1-6064 Hazelhurst Pl Los Angeles, California



Details...

Year Built: 2007

Assessor's Parcel Number: 2338-007-067

Legal: TR=62569 LOT 1 CONDO UNIT 1 (A IRSPACE AND 1/12 INT IN COMMON AREA)

3 Bedrooms, 4 Baths (two full baths, one three-quarter, and one half-bath). 1,610 s.f. per assessor

Roof: *Flat, torch down variety*

Exterior Walls: *Stucco.*

Windows: *Medal frames, Thermopane glass.*

Foundation: *Concrete Block*

Gutters: *Yes*

Driveway: *Concrete*

Balconies: *Ceramic Tile*

Street: *Asphalt with Concrete Sidewalks, Curb and Gutter.*

Landscaping: *Mature trees, shrubs, and flowers.*

Fencing: *Wrought Iron at front entry and Driveway entrance.*

Garages: *2 Car tuck-under garage has direct access into the unit.*

Fire Protection: *All floors have Automatic Sprinklers*

More Details...



Living Room: *Features high ceilings with recessed lights, Wood laminate flooring, a gas fireplace with ceramic tile hearth, a south facing window, white painted woodwork, a pass-through/breakfast bar at the kitchen, an ADT security keypad, and a wrought iron railing at the stairs.*



Dining: *This informal dining space enjoys views of the gas fireplace and walks out to the first-floor balcony below...*





Kitchen: *Dark stained Cabinetry is highlighted by granite countertops and tile backsplashes. The custom cabinetry features multiple roll-out shelves, a roll-out spice drawer, and a corner lazy susan. Appliances include a Kenmore stainless, side-by-side refrigerator with lower freezer drawer and ice-maker, a Maytag stainless dishwasher, a Samsung stainless, built-in microwave oven and a Kenmore stainless, 5-burner gas stove. A large window brings in daylight over the oversized stainless steel sink with disposal.*

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Kitchen Details...



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1/2 Bath: Conveniently located on the main floor, this half bath features tile floors, a single sink with wood vanity and marble top, a large mirror with accent lighting, a medicine cabinet, a daylight window, and a power exhaust fan.



Second Floor North Bedroom: *Measuring roughly 11' x 11', this bedroom features a large closet with mirrored doors, wood laminate floors and painted woodwork, a north facing window, an overhead light, and a sliding glass door to the expansive second floor balcony.*



Second Floor Balcony: *accessible from both second-floor bedrooms, this expansive balcony is tiled and features a decorative iron railing and decorative exterior lighting.*



Second Floor Bath: Located at the top of the stairs, this $\frac{3}{4}$ bath features ceramic tile floors and walls with a glass door, dual shower heads, a recessed soap tray, a tile seat, and a daylight window. The raised sink sits on a granite countertop with a wood vanity and a built-in mirrored medicine cabinet. There is an exhaust fan and adjustable accent lighting. Immediately outside the bathroom is a 5-shelf linen cabinet.



Laundry: *Conveniently located outside the second-floor bedrooms, the laundry area features an exhaust fan/light and includes a front-loading Kenmore washer and gas dryer.*



Second Floor South Bedroom: *Measuring roughly, 12' x 12', this bedroom features wood laminate floors, painted woodwork, a south facing sliding glass door and a French door that leads to the second-floor balcony (not shown). The En Suite bathroom features a tub/shower with glass doors and exhaust fan, adjustable accent lights, a single sink with vanity and a large mirror and mirrored medicine cabinet. There is a deep walk-in closet.*

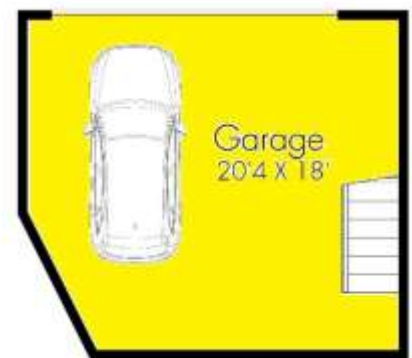
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Third Floor Primary Suite: *Measuring roughly 15' x 15', this bedroom features wood laminate flooring, recessed lighting (including two switched reading lights) a west facing window and sliding glass doors to a large, covered patio with ceramic tile and wrought iron railing. There is a large walk-in closet, a corner armoire, and a beautiful bathroom...*



Third Floor Primary Bath: *Relax in your round bathtub and clean off in the glass enclosed shower with dual shower heads and a ceramic seat. A large vanity features a raised ceramic sink, two mirrored medicine cabinets and two adjustable accent lights. Hidden from sight, there is a toilet and three wall cabinets.*



Lower Level

2-Car Garage: *An automatic security gate protects the lowest level. The two-car garage is the first as you drive into the parking area. There is storage space beneath the staircase that leads directly to the first level. The electronic garage door opener has two remote controls.*

Mechanical Details

Electrical: *The main breaker, located within a locked room at the left front exterior, is part of the common areas. Subpanel: The subpanel (Square D brand) to the left of the 1/2-bathroom entry door consists of one 30-amp double pole (HVAC unit), nine 20 amp, three 15 amp arc fault circuit interrupter (AFCI) and five 15 amp breakers.*

Heating and Air Conditioning: *The package system (80,000 BTU gas furnace and 4-ton electric AC system) is located above the unit on the flat roof.*

Water Heater: *The 75-gallon gas water heater (Rheem brand) is located on the third floor in a closet on the south balcony.*

Plumbing: *All copper supply lines*

Security System: *ADT control panel is immediately inside the front door.*

Sprinkler System: *the unit has a fire abatement sprinkler system on all levels.*

Garage: *Two-car garage with two electronic garage door openers. The parking driveway is protected by a remote-controlled gate.*

Schools

School: Maurice Sendak Elementary School

School Details	School Facts	Maurice Sendak Elementary School	Los Angeles Unified School District
Name Maurice Sendak Elementary School	Overall Grade	C+	B+
Level Elementary	Total Enrollment	390	435,958
Type Public	Students per Teacher	22:1	20:1
Grades Served K-5	Students in Free Lunch Program	95%	79%
School District Los Angeles Unified School District	Academic Grade	C	B
Address 11414 W. Tiara St., North Hollywood, CA 91601	Average GPA	—	3.41 (out of 65034 responses)
Phone (818) 509-3400	Math Proficiency	25%	29%
	Reading Proficiency	31%	54%
	Gifted Students	3%	—
	AP Enrollments	—	—
	Graduation Rate	—	80%
	Average ACT Score	—	23 (out of 3253 responses)
	Average SAT Score	—	1,090 (out of 18282 responses)
	Teacher Grade	B-	A
	Average Teacher Salary	\$90,556	\$99,459
	Teachers in 1st or 2nd Year	4%	9%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Schools

School: Roy Romer Middle School

School Details

Name
Roy Romer Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Los Angeles Unified School District

Address
6501 Laurel Canyon Blvd., North Hollywood, CA 91606

Phone
(818) 505-2200

School Facts

	Roy Romer Middle School	Los Angeles Unified School District
Overall Grade	C+	B+
Total Enrollment	853	435,958
Students per Teacher	20:1	20:1
Students in Free Lunch Program	96%	79%
Academic Grade	C+	B
Average GPA	—	3.41 (out of 65034 responses)
Math Proficiency	19%	29%
Reading Proficiency	32%	54%
Gifted Students	8%	—
AP Enrollments	—	—
Graduation Rate	—	80%
Average ACT Score	—	23 (out of 3253 responses)
Average SAT Score	—	1,090 (out of 18282 responses)
Teacher Grade	B	A
Average Teacher Salary	\$90,556	\$99,459
Teachers in 1st or 2nd Year	7%	9%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Schools

School: North Hollywood Senior High School

School Details

Name
North Hollywood Senior High School

Level
High

Type
Public

Grades Served
9-12

School District
Los Angeles Unified School District

Address
5231 Colfax Ave, North Hollywood, CA 91601

Phone
(818) 753-6200

School Facts

North Hollywood Senior High School

Los Angeles Unified School District

	North Hollywood Senior High School	Los Angeles Unified School District
Overall Grade	A+	B+
Total Enrollment	2,555	435,958
Students per Teacher	22:1	20:1
Students in Free Lunch Program	63%	79%
Academic Grade	A	B
Average GPA	3.57 (out of 1498 responses)	3.41 (out of 65034 responses)
Math Proficiency	43%	29%
Reading Proficiency	75%	54%
Gifted Students	34%	—
AP Enrollments	—	—
Graduation Rate	91%	80%
Average ACT Score	28 (out of 98 responses)	23 (out of 3253 responses)
Average SAT Score	1,240 (out of 590 responses)	1,090 (out of 18282 responses)
Teacher Grade	A+	A
Average Teacher Salary	\$90,556	\$99,459
Teachers in 1st or 2nd Year	11%	9%

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About the Agent...



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- * 38 Years' Experience in Residential Real Estate
- * Bachelor of Arts in Architecture at University of Minnesota
 - * Internationally Recognized Sales Trainer and Speaker
 - * Former Coldwell Banker University Instructor
- * Featured Guest on the RE/MAX Satellite Television Network
 - * Co-Founder of RealEstateTechnologyExperts.com
- * Extensive Remodeling and Historic Preservation Background
 - * Proud Sponsor of Bark Avenue
 - * Former Burbank Heritage Commissioner
 - * Executive Officer for Preserve Burbank

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