

# GARRY SUN

KELLER WILLIAMS - BEVERLY HILLS  
310.584.1500 | sunofhollywood@kw.com

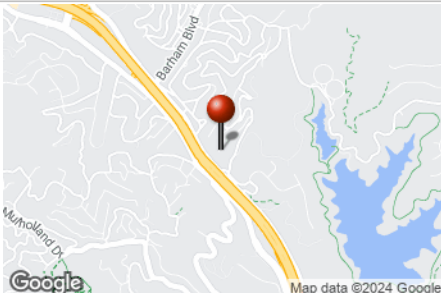
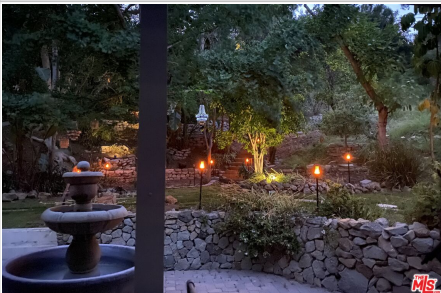
**3203 Tareco Dr**  
Los Angeles, CA 90068

3  
Beds

Baths 3.00  
(2F 1T 0H 0Q)

2,712 Sqft  
Assessor

Single Family  
**LP \$5,199,000**



Area	30 Hollywood Hills East
Subdivision	
List Price Per Sqft	\$1,917.04
Lot Size	29,620/Assessor
HOA Fee 1 & 2	
Land Lease Amt	ignore
MLS#	24-398799
APN	5579-035-025

**Directions:** From Cahuenga, North onto Lakeridge Pl, then left onto Wonderview Dr, keep left on Wonderview Dr. then left on Tareco Dr

**Remarks:** A tropical paradise you have to see to believe, offering views of Hollywood and the reservoir. An extensive large lot with complete seclusion ensuring unmatched privacy featuring private hiking paths. 2 wings, a suite with a soaking tub and sauna. Open floor plan showcases a stone fireplace & hearth, kitchen with crystal countertops & top appliances. Abundant outdoor entertainment areas with a lounge pool, hot tub, outdoor kitchen, dining, and living spaces and bed for stargazing. A large greenhouse, perfect for cultivating your passions. Ample parking in driveway with a 3-stall garage including extra working space and a finished upstairs area. Conveniently located off the 101 fwy, offers swift access to major highways, Hollywood and Burbank Airport. Per underbuilt.com, there is potential to expand up to 10,180 sq ft and add an 800 sq ft ADU. Property sold As Is No warranties.

**Showing Remarks:** Please call or text Garry Sun for showings 310.584.1500 or email sunofhollywood@kw.com

Structure Info	
Year Built/Source	1953/Assessor
View	Hills, City, Trees/Woods
Stories	1
Guest House	None
PUD	No
Sewer	In Street
Style	Country French

Land/Lot Info	
Zoning	LARE15
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.680
Special Zone	
Addl Parcel	No

Contract Info		DOM 0
List Date	06-18-2024	
List Price	\$5,199,000	
Orig List Price	\$5,199,000	
Status Date	06-18-2024	
Change Date/Type	06-18-2024/New Listing	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is	
Co-Ownership	No	

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	Driveway, Garage - 3 Car, Oversized, Parking for Guests, Parking for Guests - Onsite
Total Spaces	8
Covered Spaces	3
Uncovered Spaces	5
Garage Spaces	
Carpport Spaces	

Showing Info	
Occupancy/Show	48-hr Notice, Text Seller's Agent 1, Call Seller's Agent 1
Contact Name	Garry Sun
Contact Phone	310-584-1500
Occupant Type	
Lockbox Location	No Key Safe
Lockbox Type	No Key Safe
Gate Code	

Interior Features	
# Fireplaces/Details	1/Living Room
Furnished	Both
AC/Cooling	Multi/Zone, Central
Heating	Central
Flooring	Wood, Travertine
Laundry	Room
Equip/Apppl	Built-Ins, Dishwasher, Dryer, Washer, Hood Fan, Microwave, Refrigerator, Water Line to Refrigerator

Exterior Features	
Pool	In Ground, Heated with Gas
Spa	In Ground, Heated with Propane
Tennis/Courts	None
Roofing	Flat Roof
Fence	

Garry Sun Keller Williams Beverly Hills DRE#: 01428775 Seller's Agent1 CALDRE#: 01735492	
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Office Phone	310-432-6400

**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. 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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Garry Sun CALDRE# 01735492