

Roger Vetruba  
**CONDO** Attached **RES** Active

**Residential**  
**11035 Kittridge St 148**

Wed, Apr 11, 2007 09:13 AM  
 North Hollywood (NHO) Price \$189,000\*



East South SFV (ES)  
 Los Angeles County (LA)

Zip 91606-2754  
 XSTS Vineland at Victory  
 TGNO 533A6  
 Aerial Map

**F1701271** [Media: 16](#) **Builder Tract** Unknown (UNKN)  
**Bed 1** **Model** (?)  
**Baths 1** **Style** Contemporary, Traditional **Stories** Two Levels **Floor** 1 of 2  
**View** Trees/Woods View **HOA Dues** \$ 152 + \$  
**ASqFt** 696 Assessor **YrBlt** 1970 Assessor **Land Fee**  
**ALotSize** 810 Assessor **Dim** **Acres** 0.02  
**Prkng** Assigned Parking  
**Garage 1** **Rem** **Spc** **Cprt** **RV Acc** **Range \$:**  
 No  
 PRE-FORECLOSURE ONE-DAY-AUCTION APR15! See www.CometForeclosure.com/auction.php for process/info. CRA Loan OK for lower rate. Marble & wood floors, granite bath sink, dimmers, c.fans, recessed lights, crown molding, smooth ceilings, new stainless dishwr/range/oven + microwv, master walk in closet, new copper plumbing in cmplx, new chandeliers, custom window treatments, bathroom skylight. AC. Minutes from NoHo & Burbank.

**Rooms**  
**Bedrooms** All Bedrooms Up, Walk-In Closet **Living Rm** Living Rm Entrance, Living Room **Dining** Eating Area  
**Other** Community Laundry, No Laundry in Unit

**Amenities**  
**Pool** No Pool **Spa** No Spa **TV** Cable TV **Firepl** **Security**  
**Appliances** Built-In Electric Range, Dishwasher, Electric Oven, Microwave **Other**  
**High or Mid-Rise Amenities**

**Interior/Exterior/Structural**  
**Heating** No Heating, Other Heating **Cooling** Ceiling Fan, Wall/Window **Floors** Laminate, Marble, Wood  
**Interior Misc** Custom Window Covering, Window Blinds  
**Entry Location** Ground Level - no steps **Common Walls** 2+ common walls, No one above or below  
**Roof** Common Roof, Spanish Clay Tile, Tar and Gravel **Plumbing** Partial Copper Plumbing **Exterior Construction** Stucco **Patio** Concrete Slab, Enclosed  
**Cond** **Sprinklers** **Doors/Windows** Skylights

**Lot/Community/Association**  
**APNO** 2319-019-071 **Zoning** **Lot/Block/Tract** 11/29759  
**Lot** Corner Lot **Legal** **City Inspect** No **Mello Roos** No  
**Sewer** In Street Paid **Water** District **Yard** No Yard **High Sch**  
**HS Dist** Los Angeles Unified School District **Elemen** **Junior**  
**Amenities** **HOA Dues** \$ 152 + \$ **Land Lse/Yr \$** **Lse Ren** **Builder's Name**  
**Units** 1 **Lse Trans \$** **Lse Exp**  
**Land Fee**

**Financial Information**  
**Terms** Cash, Cash To New Loan **Desired Escrow Time** 30 **Tax Amt \$** 2911 **Total Assessed Value** \$ 240,000  
**1st TD \$** **Type** **Interest %** **2nd TD \$** **Type** **Interest %** **Seller Pnts** **Deposit** 5000

**Showing Instructions**  
**Instr** Keybox, Vacant, See Remarks **Occupant** Owner **Carlene Randolph**  
**Comp** 2% **Dual/Var** No **Consider Lease** No **Possession**  
**LockBox** Front Door, Combo-See Remarks **List Type** Exclusive Right To Sell/Full Service **Gate Code** None needed **Misc**  
**Management Company Name** **Management Company Phone**  
**Tour From** **Tour To** **Tour Comments** **Tour Refreshments**

**List Office/Agent Info**  
**List Office** Keller Williams Realty - Studio City (F3510001) **Office** 818-432-1500 **Fax** **Res** 818-980-7353  
**List Agent** VETRUBA, ROGER (f207052667) **Pager** **Cell** 818-441-1353 **Primary** 818-441-1353  
**Agt E-Mail** Yes **Agt WSite** <http://www.CometRealtors.com>  
**Priv Rmks** Call for showing.  
**Price Excl**  
**Price Includes**  
**Occupant** Owner **Occupant Name** Carlene Randolph

**Listing Activity**  
**List Date** 2/17/2007 **Date Added** 2/27/2007 **Tran Date** 4/7/2007 **DOM** 53 **Exp Date** 8/18/2007 **LP/SqFt** \$271.55  
**Org Price** \$ 275,000 **Prev Price** \$ 274,000 **Cur List Prc** \$189,000 **CDOM** 53 **Off Market** **Comp** 2%

The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals. Copyright SoCalMLS.