



Laura Klein, Broker/Realtor

CNE, PSA, CBR, CLHMS, SRES, SRS, PMC

Klein Real Estate, License # 01435968

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6017 W 76TH ST
LOS ANGELES, CA 90045

2
Beds

Baths 1.00
(1F 0T 0H 0Q)

1,077/VN
Sqft

Single Family
LP \$969,000



Area	29 Westchester
Subdivision	
List Price Per Sqft	\$899.72
Lot Size	6,811/VN
HOA Fee 1 & 2	
MLS#	17-293622
APN	4106-006-012

Directions: East of Sepulveda, South of Howard Hughes Parkway

Remarks: Adorable Westport Heights 2 Bedroom, 1 Bathroom single story pool home with a HUGE backyard and a covered veranda perfect for entertaining. Charm exudes from every room including the upgraded kitchen with its five- burner gas range, stainless steel appliances, porcelain floor tiles, and Carrera marble counters that flows to the spacious dining room and gorgeous living room. Upgraded bathroom with slate tile floors, marble counters, and a jetted tub. This cozy home is in a quiet neighborhood and features double pane windows, recessed lighting, a wood burning fireplace, hardwood floors, and a detached 2-car garage. Centrally located with excellent access to beaches, shopping, entertainment, transportation and freeway access. Plans are available to grow the home to 4 Bedrooms and 2 Bathrooms. This is the PERFECT holiday gift for you and yours!!

Agent Remarks: Property is being sold as is, where is, in its current condition. Seller may require a leaseback for 30-45 days. All offers must be accompanied with verification of funds, fico score, pre-approval letter (if obtaining a loan) and buyer letter to the seller. Broker and Broker's agent(s) do not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size or lot dimensions, permitted or unpermitted spaces, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspections, with appropriate professionals and to satisfy themselves and rely only on that.

Showing Remarks: First showings will be at Broker's Open House Tuesday, Dec 5th 11-2pm, by appointment during the week, and Public Open House on Sunday, Dec 10 1-4pm.

Structure Info	
Year Built/Source	1947
View	Tree Top
Stories	1
Guest House	N/A
PUD	
Sewer	
Style	Contemporary

Land/Lot Info	
Zoning	LAR1
Land Type	
Land Lease	
Horse Property	
Lot Acreage	
Special Zone	
Addl Parcel	

Contract Info		DOM 2
List Date	12-02-2017	
List Price	\$969,000	
Orig List Price	\$969,000	
Status Date	12-02-2017	
Change Date/Type	12-02-2017/New Listing	
Sale Type	Standard	
CSO	3%	
Listing Type	Exclusive Right	
Disclosure	As Is, Building Plans Available	

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 - Concrete, Garage - 2 Car, Garage Is Detached
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	

Showing Info	
Occupancy/Show	24-hr Notice, Animal/Pets on Property, Call LA 1, Listing Agent Accompanies
Contact Name	
Contact Phone	
Occupant Type	Owner
Lockbox Location	
Lockbox Type	
Gate Code	

Interior Features	
# Fireplaces/Details	1/Living Room
Furnished	No
AC/Cooling	None
Heating	Forced Air
Flooring	Hardwood, Tile
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer

Exterior Features	
Pool	In Ground, Private
Spa	None
Tennis/Courts	
Roofing	
Fence	
Laundry	Garage

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