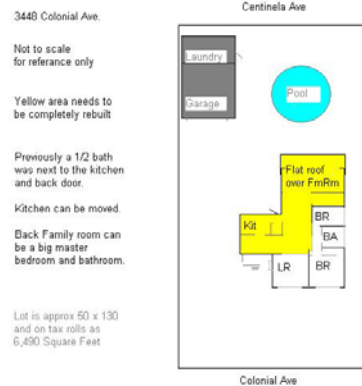




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 Income and Investment Property  
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**3448 COLONIAL AVE  
 LOS ANGELES ,CA 90066**

**LP: \$ 600,000**



<b>RESIDENTIAL SINGLE FAM.</b>	<b>AREA:</b> Palms-Mar Vista	<b>MLS#:</b> 09-366561	<b>MAP:</b> 672/B3	<b>BR:</b> 3
<b>STYLE:</b> California Bungalow	<b>SUB:</b>	<b>PUD:</b> No	<b>YB:</b> 1946	<b>BA:</b> 1.50
<b>APN:</b> 4247-030-005	<b>ZONE:</b> LAR1	<b>HOD:</b> \$0.00	<b>STO:</b> 1	<b>APX SF:</b> 1,726/AS
<b>ADP:</b>	<b>VU:</b> Yes	<b>PL:</b> Yes	<b>APX LDM:</b>	<b>APX LSZ:</b> 6,490/AS
<b>APX ACREAGE:</b>	<b>GH:</b> No	<b>FP:</b> 1		<b>PKGC:</b> 2
<b>ELEM:</b> WALGROVE EL	<b>JRHS:</b> MARK TWAIN MS	<b>SRHS:</b> VENICE SH		

**DIRECTIONS:** West of Centinela Ave and north of Palms Blvd at Appleton Way and Colonial Ave

**REMARKS:** Builders or Fix-It home buyers - **Rebuild this house!** Potential for views from a second floor addition. Fire damaged and in need of major rehabilitation. Needs new back half - Kitchen, 1/2 bath & Family Rm. Front three bedrooms and bathroom are salvageable. Buy now to design and build your new floor plan OR tear down to build all new. At this price you can afford it. Swimming pool is OK just needs cleaning. Bigger lot than average for area. Garage needs to go back to parking. Home buyers will like the height for views. Great neighborhood. Location Location Location – at a fire sale price.

<b>FLOOR:</b> Other/Hardwood	<b>LAUNDRY:</b> Laundry / utility room behind the Garage
<b>FIREPL:</b> Bedroom (or Living Room)	<b>ROOF:</b> Other
<b>POOL:</b> YES Private	<b>PARK:</b> 2 car Garage (needs new garage door)
<b>VIEW TYPE:</b> Tree Top	<b>FIN:</b> Cash To New Loan(s)
<b>SEWER:</b> In Street	<b>POSS:</b> Close Of Escrow

**DISC:** For sale in "As Is" condition.  
 If interested please request the full Fire Damage Disclosure for details.

See web site for photos and more detail:

**[www.3448Colonial.com](http://www.3448Colonial.com)**

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. Information deemed reliable but not guaranteed.