

# 8837 Sophia Ave

NORTH HILLS , CA



## PRICE:

**\$874,900**

## PROPERTY HIGHLIGHTS:

- Great North Hills Location
- Large Lot Approximately 8,219 Sq. Ft.
- Master Bedroom w/ En Suite Bath!
- Large Backyard with Avocado Trees!
- 3 Bed + 2 Bath Single-Family Residence
- Residential Financing Available
- Short Drive to Cal State Northridge / 405 Fwy!
- Attached Two-Car Garage

**apla**GROUP

### KW COMMERCIAL

12001 VENTURA PLACE  
SUITE #404  
STUDIO CITY, CA 91604

### PRESENTED BY:

#### ANTHONY QUINTERO

VP OF INVESTMENTS  
BRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

## SFR ON SOPHIA AVE

### PROPERTY PROFILE

PROPERTY ADDRESS: 8837 Sophia Ave  
North Hills , CA

ASSESSOR PARCEL #: 2688-037-026

BEDROOMS: 3

BATHROOMS: 2.00

YEAR BUILT: 1960

BUILDING SIZE: 1,627

LOT SIZE: 8,219

ZONING: LARS

CONSTRUCTION: W/F Stucco

ROOF TYPE: Pitched

PARKING: Attached Garage



### AMENITIES

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> Refrigerator | <input checked="" type="checkbox"/> Washer / Dryer  | <input checked="" type="checkbox"/> Central A/C | <input checked="" type="checkbox"/> Cable Ready |
| <input checked="" type="checkbox"/> Dishwasher   | <input checked="" type="checkbox"/> Balcony / Patio | <input type="checkbox"/> Wall A/C               | <input type="checkbox"/> Storage                |
| <input checked="" type="checkbox"/> Stove        | <input type="checkbox"/> Pool                       | <input checked="" type="checkbox"/> Fireplace   | <input type="checkbox"/> BBQ Area               |
| <input checked="" type="checkbox"/> Disposal     | <input type="checkbox"/> Spa                        | <input checked="" type="checkbox"/> Garage      | <input type="checkbox"/> Playground             |

### INVESTMENT HIGHLIGHTS

- Great North Hills Location
- 3 Bed + 2 Bath Single-Family Residence
- Large Lot Approximately 8,219 Sq. Ft.
- Master Bedroom with En Suite Bathroom!
- Patio, Central A/C, Fireplace, and More!
- Attached Two-Car Garage
- Residential Financing Available

**MICHAEL PESCI, JAMES ANTONUCCI, & ANTHONY QUINTERO**

VP OF INVESTMENTS, VP OF INVESTMENTS, & INVESTMENT ASSOCIATE

BRE # 01274379, BRE # 01822661, & BRE # 01192373

(818) 432-1627, (818) 432-1513, & (818)432-1571

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### PHOTOS



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SFR ON SOPHIA AVE

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AERIAL VIEW



**MICHAEL PESCI, JAMES ANTONUCCI, & ANTHONY QUINTERO**  
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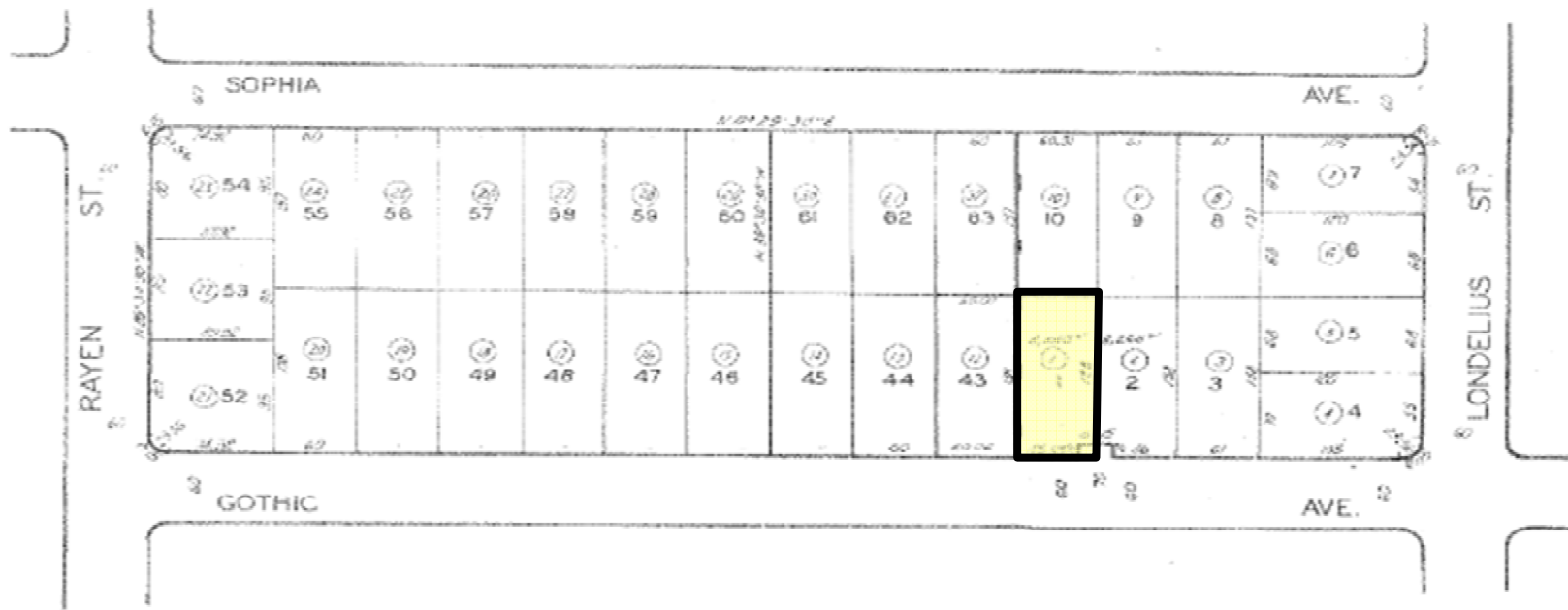


# SFR ON SOPHIA AVE

## PARCEL MAP

2688 | 37  
SCALE 1" = 60'

REVISED  
7-1-10  
7-6-10  
7-21-10



TRACT NO. 21662  
M. B. 854-31-32

TRACT NO. 17923  
M. B. 507-7-8

FOR FRN. ASSMT. SEE: 2688- 37

ASSESSOR'S OFFICE  
COUNTY OF LOS ANGELES, CALIF.

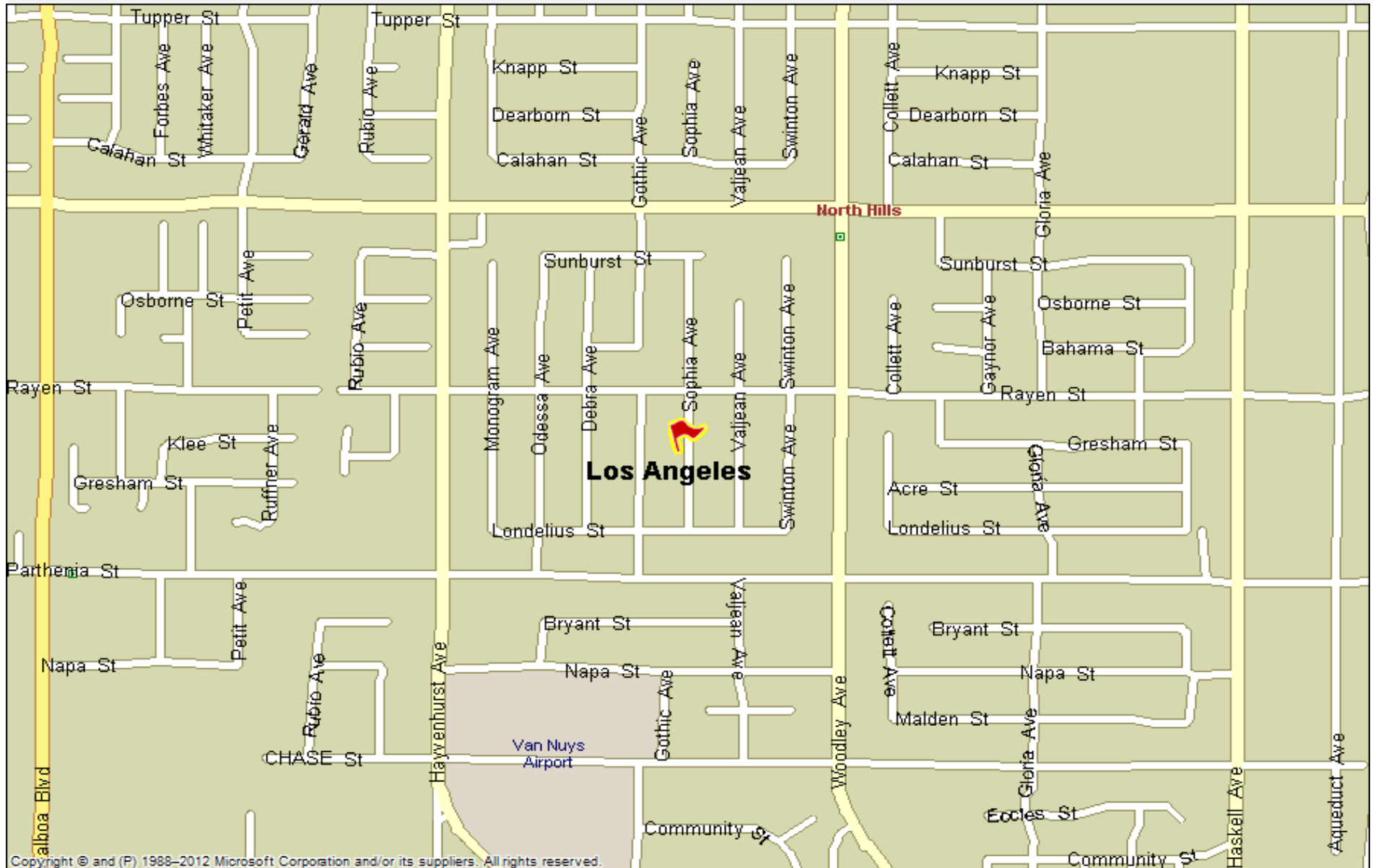
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## STREET MAP



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