





11547 HORTENSE ST
VALLEY VILLAGE CA 91602

$995,000

Probate Sale! No Court Confirmation Required!

Great opportunity for a builder, developer, investor, or owner-user looking to create something new or remodel an existing home. Situated on a generous +/- 7,950 SF lot with approximately dimensions of 60' x 132.5', the property offers excellent potential for new construction or renovation. The existing residence features 3 bedrooms, 2 bathrooms, and approximately +/- 1,333 SF of living space. Please do not disturb occupants. This Property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. The Title company indicates 5 bedrooms, however it is 3 bedrooms. Buyer to rely on their own information. The Seller reserves the right to accept, counter or reject all offers. Seller, Brokers & Agents do not represent or guarantee accuracy of Sq. Ft., Bed/Bath count, lot size/dimensions, unpermitted spaces, unit mix or other conditions or features of the property. Buyer must independently verify accuracy of all info through personal inspection & appropriate professionals. Showings by appointment only. Estate of Rochelle Stearns.



RHETT WINCHELL
818.371.0000
Rhett@nda-re.com
CalDRE #00867471



JENNIFER WINCHELL
818.371.5535
Jennifer@nda-re.com
CalDRE #01294729

NDA Real Estate
WWW.NDA-RE.COM