

4740 Placidia Avenue, Toluca Lake, CA, 91602



NDA Real Estate

Trust Sale! No Court Confirmation Required! Located in the highly desirable Toluca Lake neighborhood, this spacious single-family residence offers 3 bedrooms and 3 bathrooms with +/- 2,417 sq ft of living space situated on an +/- 10,126 sq ft lot. APN: 2420-025-005. The property features a huge living room with +/- 11.5 ft ceilings, a sunken bar ideal for entertaining, and a large den/family room providing additional space for gatherings and relaxation. The backyard includes a swimming pool and spa, offering great potential to create a private outdoor retreat. This home presents a fantastic opportunity to update, renovate, or customize to your own style. Set in a prime location known for its tree-lined streets and close proximity to studios, dining, shopping, and local amenities, the property offers exceptional potential in one of the San Fernando Valley's most sought-after communities. Bring your vision and transform this property into your dream home or investment opportunity. The property is offered together with improvements thereon as-is, where-is, with no warranties expressed or implied.

- **TRUST SALE!**
- **3 Bedrooms | 3 Bathrooms**
- **+/-2,417 SqFt, +/-10,126 SqFt Lot**
- **Swimming Pool and Spa**



Rhett Winchell
DRE# 00867471
Rhett@NDA-RE.com
(818) 371-0000
BidNDA.com