

Hollywood Office
6430 Sunset
Boulevard, 6th Floor
Los Angeles CA 90028



OFFER INFO SHEET

PROPERTY ADDRESS: 12301 Stanwood Drive Los Angeles 90066

APN: 4248-005-001

LISTING AGENT: Helena Perez Echegoyen

LISTING AGENT DRE: 01900032

BROKER DRE #: 01991628

SELLERS: The Balembois Family Trust Dated April 7, 2025

LIST PRICE: \$3,333,000

TITLE COMPANY: **Consumers Title**

TITLE REPRESENTATIVE: Kyle B. Johnson

ESCROW COMPANY: Chartwell Escrow

ESCROW OFFICER: Alison Olpek

HOME WARRANTY: Seller to select all services including Home warranty not to exceed \$ 705

INCLUSIONS: All appliances: Refrigerator, Dishwasher, Washer, Dryer, Hood Fan, Range/Oven, Ceiling Fans

EXCLUSIONS:

Primary Bedroom: 2 Black wall units

Bedroom 4: Wood storage unit in closet



Helena Perez Echegoyen

DRE# 01900032

REALTOR®

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