



\$ 3,780,500

9345 Duxbury Rd, Los Angeles, CA 90034

- » Beds: 2 | Baths: 1 Full, 1 Three-Quarter
- » MLS #: SR24151315
- » Single Family | 1,868 ft² | Lot: 8,350 ft²
- » More Info: 9345Duxbury.com



Anngel Benoun
 Randye Saunders
 (818) 521-4035
 (818) 645-8575
 Anngel4re@earthlink.net
<https://Anngelbenoun.evrealstate.com>

Engel and Voelkers Encino
 17279 Ventura Blvd.
 Encino, CA 91316
 (818) 728-2200

PROBATE SALE! SUBJECT TO COURT CONFIRMATION AND OVERBIDDING. ACCEPTED OFFER IS \$3, 600, 000. MINIMUM OVERBID will be \$3, 780, 500 in LA Superior Court located at 111 N. Hill Street, Dept 29 on 9/11/24 at 8:30 am. Nostalgic for a true character 1940's home to restore, rebuild or expand? Welcome to this original classic elegant Traditional style home set back from street on prime picturesque view lot in coveted Beverlywood HOA. Top to bottom and everything in between fixer project but well worth it. Elegance and exquisite detailing throughout. Enter to grand living room with crown moldings, fireplace and large window overlooking rear manicured grounds. Stately formal dining perfect for large gatherings. Cozy convertible den with fireplace could be used as a 3rd bedroom. Galley style kitchen with small breakfast area is ready for complete remodel. Vintage bathrooms. The magic of this home are the gorgeous City views, large patio and beautiful rear gardens and grounds. This home offers so many possibilities with the best Beverlywood location, Castle Heights Elementary School and local shops. Hurry...won't last at this price.

