

Featured Property



4736 Frieda Drive
3 Bedroom/1.75 Bath
Offered at \$619,000



Your Source For Los Angeles Area Real Estate



WILLIAMS
Real Estate Team

More info at
www.LosAngelesHomeGuide.com

*All the information is deemed accurate, but not guaranteed. Buyers should verify all items. Dimensions are approximate.
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4736 Frieda Drive

Home Highlights

- Maple hardwood floors throughout
- Ceramic Tile baths
- Newer Kitchen Appliances
- Breakfast Bar
- Central Air & Heat
- 400sf Redwood Deck
- 2 Car Attached Garage
- Canyon Views
- Mt. Washington Elementary School District
- Newer Roof
- Copper Piping
- Reinforced and bolted foundation
- Home Warranty Plan provided with optional air conditioning, refrigerator, washer/dryer & limited roof coverage



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Photo Gallery



Living Room



Living Room



Dining



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Kitchen



Kitchen/Breakfast Bar



Master Bedroom



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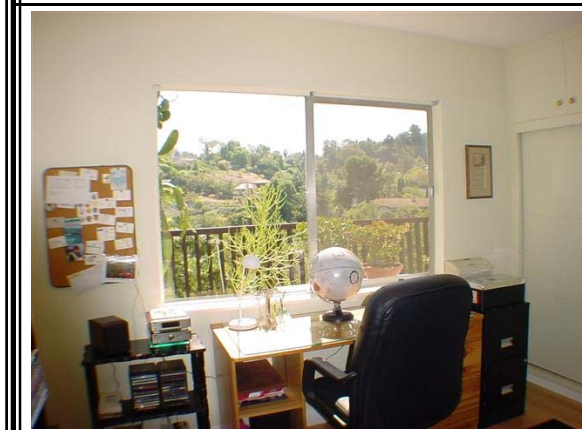
Photo Gallery



Master Bedroom



Bedroom #2



Bedroom #3



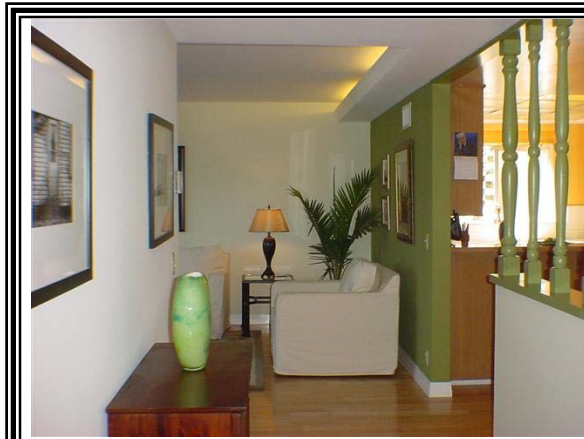
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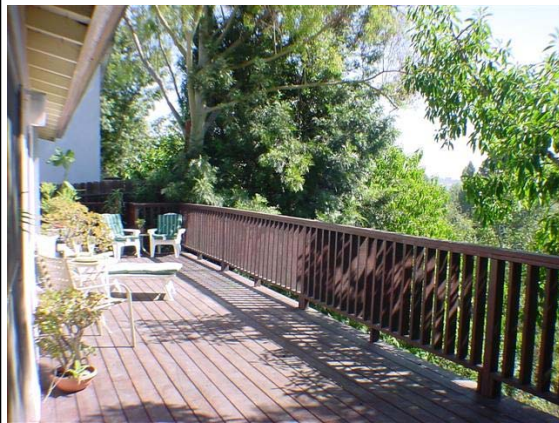
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Photo Gallery



Entry/Hall



Redwood Deck



Redwood Deck



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Photo Gallery



Canyon Views



Front Exterior



Lynette Williams
(323) 906-8555

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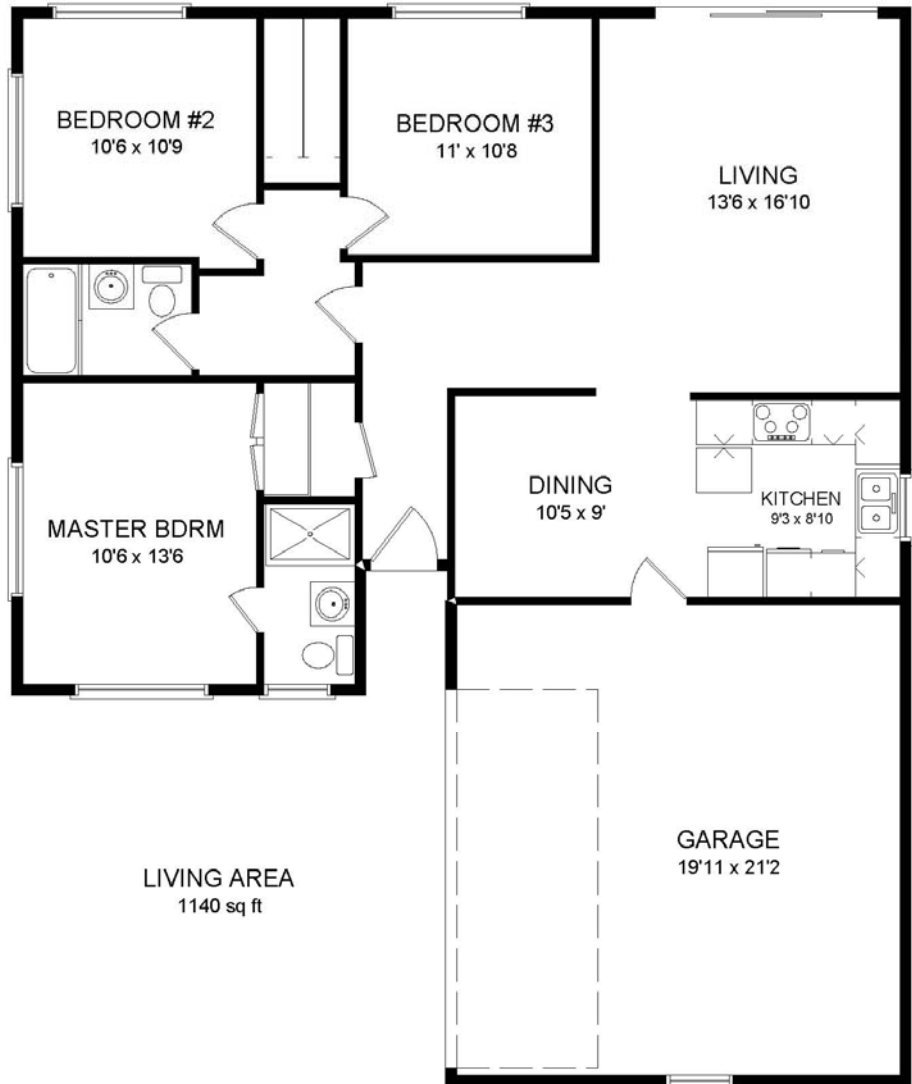


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Floorplan



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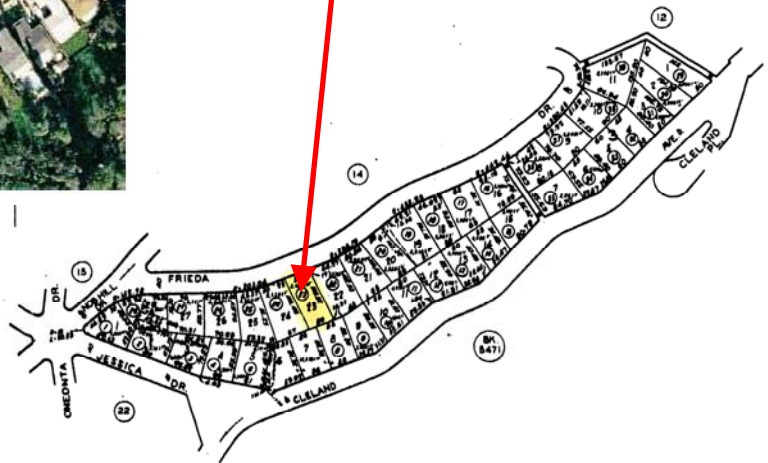
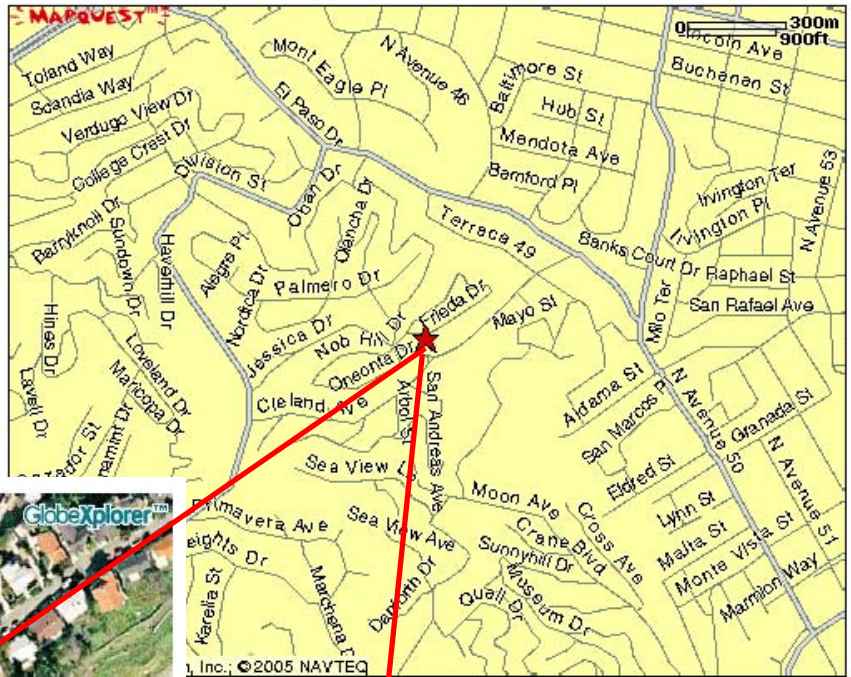


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4736 Frieda Drive

Maps



CODE

TRACT NO. 6340
M.B. 80-6-16

FOR PREV ASSMT BY:
1472-40

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



HOLLYWOOD D
Lynette Williams
(323) 906-8555

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ROOM DIMENSIONS

Living Room	13 x 17
Dining Area	9 x 10
Kitchen	9 x 9
Master Bedroom	13 x 10
Bedroom 2	10 x 10
Bedroom 3	11 x 10

FINANCIAL

APN Number	5475-013-023
2005 Taxes	\$2,086
HOA Dues	Not Applicable

UTILITIES

Electric & Water	Los Angeles DWP (800) 342-5397
Gas	Gas Company (800) 427-2200
Phone	SBC (800) 310-2355
Cable	Adelphia
High Speed Internet Available?	Cable: Y Phone (DSL): Y

SCHOOLS

Elementary School	Mt. Washington Elementary
Middle School	Irving Middle School
High School	Franklin High School



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