

To: jeevacation@gmail.com[jeevacation@gmail.com]; je ep[jeevacation@gmail.com]
From: SHORTsense.com
Sent: Wed 12/14/2011 12:10:45 AM
Subject: Great Investment Opportunity in Malibu

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Great Investment Opprtunity in Malibu- \$599,000

Canyon & Ocean Views

2010 Construction

2 Bedrooms + 2 Baths - Over 2,100 sq. Ft

For an All cash investor/Contractor Buyer

Short Sale/Probate-- No Financing

STATUS: Active

ADDRESS: MALIBU ,CA 90265

LP: \$599,000

New architectural construction. Views of both canyon & ocean.

High quality construction, maple hardwood floors throughout, over sized garage, laundry room, decks on both levels. **NOTE:** the owner/builder was hit by a car and passed away prior to the finishing work on this property. The buyer will have to complete some work to obtain certificate of occupancy. Therefore, we are looking for a cash buyer, investor or contractor. This is an awesome house with amazing views and priced to get an offer and sell quickly. Subject to probate court approval and acceptance of short sale approval..

RESIDENTIAL SINGLE FAMILY AREA: (33) Malibu **MLS#:** 11-569209 **MAP:** [628/C3](#) **BR:** 2

STYLE: Architectural

SUB:

PUD:

YB: 2010

BA: 2.00

APN: [4457-009-022](#)

ZONE: LCR17500* **HOD:** \$0.00

STO: 0

APX SF: 2,174/OT

ADP:

VU: Yes

PL: No

APX LDM:

APX LSZ: 7,819/AS

ROOMS: Living,Loft

AIR: Central

HEAT: Central

FLOOR: Hardwood

LAUNDRY: Room

FIREPL: Living Room

ROOF:

PARK: Garage

SPA:

VIEW TYPE: Canyon,Ocean

WATERFRONT:

SEC:

FIN: Cash

Please call me so I can arrange for preview of this property. In the meantime, I hope you had the opportunity to explore the tools and information I have available on my website. You can access my website at any time by visiting <http://www.SHORTsense.com>.

Regards,
Nadia Fahimian | Broker / Owner

WWW.SHORTsense.com

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