

4842 RANCHITO AVENUE
SHERMAN OAKS, CA 91423

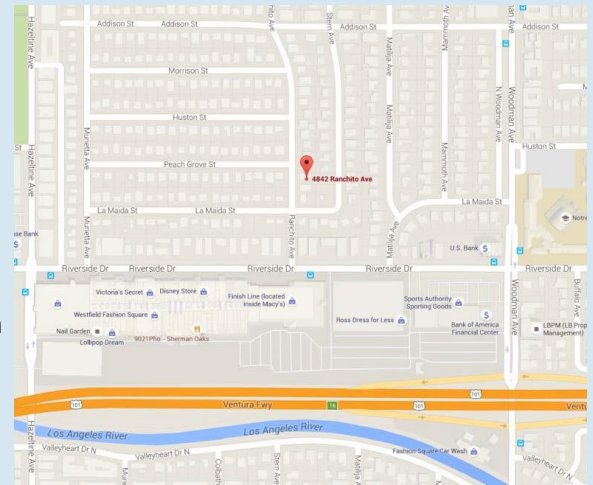
PROBATE SALE



GREAT OPPORTUNITY IN SHERMAN OAKS

Presenting this beautiful, traditional home loaded with curb-appeal on a tree-lined street minutes away from all the trendy restaurants and shopping of prime Fashion Square area of Sherman Oaks. Location, location, location! Featuring 4 bedrooms, 2 bathrooms, a family room that opens to the kitchen, and a detached 2-car garage (±1,764 SF). Situated on a ± 5,902 SF lot between Riverside Drive and Peach Grove Street, the property is walking distance to the Sherman Oaks Fashion Square, Trader Joes and more.

This is an "As-Is" Sale! The buyer may obtain a loan, however there are no financing contingencies. Please submit your offer on a C.A.R. Probate Purchase Agreement and Joint Escrow Instructions (PPA, Revised 11/14) with a copy of your 10% deposit to: rwinchell@kennedywilson.com



Rhett Winchell

President, Real Estate Sales & Marketing
CAL Bre # 00867471 | 818.371.0000
rwinchell@kennedywilson.com

KENNEDY WILSON

thriving on opportunity®