

10839
Juniper
Hills Rd.

\$670,000
4100 sqft on 2.32 acres
4 Bdrms; 4 Ba

**SPECTACULAR
PANORAMIC VIEWS OF
ANTELOPE VALLEY**

Motivated Seller. Relocating to Arizona.
Construction Finished in 2005.

LISTING AGENT: PHOENIX THOTTAM (Keller Williams Beverly Hills)
(310) 497-7255; Details @ phoenixthottam.com

Area	1318 Juniper Hills
List Price Per Sqft	\$163.41
Lot Size	101,256/AS
MLS#	19-499564
APN	3059-021-041

1 **10839 JUNIPER HILLS RD**
JUNIPER HILLS CA 93543

4 Beds
Baths 4.00
(3F 1T 0H 0Q)

4,100/OW
Sqft

Single Family
LP: \$670,000



Directions : 1 hr 20 minutes from Los Angeles. Take Pearblossom Hwy (138) to 106th St E turn right follow for approx. 6 miles 106th becomes Juniper Hills Road House is on the left.
Remarks : Large custom home built by a Developer. Spectacular and gorgeous panoramic views of the Hills and much of the Antelope Valley (from Palmdale to Littlerock to Llano to Pearblossom to Pinion Hills & Victorville)!! Bring your horses this property is move in ready 2 corrals with horse stalls and a lighted arena. 1000 sqft 1+1 inlaw apartment with separate entrance. Main house has an open floor plan with breakfast bar and formal dining room, Master bedroom has a fireplace and large walk in closets and sliding door out to the deck with amazing views of the valley. Acres: 2.32 (per assessor's office records) but Seller believes property is much larger, between 2.5 to 2.75 acres. Construction began in 1992 and was finished in 2005. Buyer to conduct their own verification of lot size. Seller is advertising at the Assessor official record of 2.32 acres but Developer (Owner) believes property is at least 2.5 acres and possibly as much as 2.75 acres due to the elimination of an easement.

Community/Development	Structure Info
Tax Mello Roos	Year Built/Source 2005 / Landlord/Lessor/Owner
Complex/Assoc Name	Stories 0
Complex/Assoc Phone	Attached/Detached Attached
Assoc Amenities	Guest House N/A
Assoc Fees Include	PUD
Assoc Pet Rules	Sewer
Community Features	Style Other
Rental Restrictions	View City Lights, Desert, Hills, Landmark, Mountains, Panoramic, Tree Top, Trees/Woods, Other
Short Term Rentals	Security
Short Term Rental Duration	Maid's Yes
Builders Name	Parking Details
	Parking Type Attached
Land/Lot Info	
Zoning LCA11*	

Contract Info	DOM 0
List Date	08-13-2019
List Price	\$670,000
Orig List Price	\$670,000
Status Date	08-13-2019
Change Date/Type	08-13-2019 / New Listing
Sale Type	Standard
CSO	3%
Listing Type	Exclusive Right
Disclosure	As Is
Scope Of Service	Full Service

Interior Features	NEW LISTING : FALL 2019!
# Fireplaces/Details	4 / Guest House, Living Room, Master Bedroom, Wood Burning
Furnished	Unfurnished
AC/Cooling	Central, Electric
Heating	Central
Flooring	Carpet, Hardwood, Marble, Tile, Other
Equip/Apppl	Alarm System, Ceiling Fan, Central Vacuum, Dishwasher, Dryer, Garbage Disposal
Rooms	Guest-Maids Quarters

"If I can help you, your family, or your friends in the process of buying, selling or leasing a property, call me for top-tier service and excellent results!"

Thank You!
-Phoenix

Phoenix Thottam JD MBA;
REAL ESTATE ATTORNEY & BROKER

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KW BEVERLY HILLS KELLERWILLIAMS REALTY

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PHOENIX THOTTAM
KELLER WILLIAMS BEVERLY HILLS | DRE#: 01428775
LA1 | CALDRE#: 01710790

(310) 497-7255
www.PhoenixThottam.com

Phone/Cell
Email

CALL TODAY: (310) 497-7255
phoenixthottam@gmail.com

(please also turn over! -->)

THE MARKET IS SHIFTING. CALL TODAY. I'LL GET THE BEST PRICE & FAST RESULTS FOR YOUR HOME!

BROKER ASSOCIATE – KELLER WILLIAMS BEVERLY HILLS


**CALL TODAY
(310) 497-7255**
FOR A FREE VALUATION & BUY/SELL STRATEGY ANALYSIS. I WOULD BE HAPPY TO ASSIST YOU OR ANYONE YOU KNOW IN MEETING THEIR REAL ESTATE GOALS.



Phoenix Thottam
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Thank You!
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-Phoenix

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I'M A CA BROKER ASSOCIATE (CALBRE#: 01710790) & REAL ESTATE & CONTRACTS ATTORNEY (UC Berkeley '99) WITH A MBA IN FINANCE & REAL ESTATE (UCLA Anderson '06). I DO NOT OFFER LEGAL ADVICE THROUGH KELLER WILLIAMS. THAT SAID, I AM A SEASONED AND EXPERT NEGOTIATOR WITH OVER 15 YEARS OF RESIDENCY IN VENICE & MAR VISTA. I HAVE OVER A DECADE OF REAL ESTATE LEGAL & PROPERTY MANAGEMENT EXPERIENCE & MARKET SAVVY.

CALL ME TODAY REGARDING MARKET TRENDS & YOUR OPTIONS.

DRE #: 01710790 **SERVING LOS ANGELES COUNTY, INCLUDING THE HIGH DESERT & ANTELOPE VALLEY -- PALMDALE, LANCASTER, LITTLEROCK, JUNIPER HILLS, PEARBLOSSOM & MORE!**

5 STEPS TO SELL YOUR HOME/PROPERTY IN LOS ANGELES' WESTSIDE. CALL ME TODAY FOR FREE CONSULTATION.

1. **DEFINE YOUR NEEDS.** Write down all the reasons for selling your home or property. Ask yourself, "Why do I want to sell and what do I expect to accomplish with the sale?" For example, a growing family may prompt your need for a larger home, or a job opportunity may necessitate a move. I will work with you to develop a buy/sell strategy with a customized sale time frame & realistic profit margin goals & objectives.
2. **NAME YOUR PRICE.** Setting a fair asking price from the outset will generate the most activity from other real estate agents and buyers. **Call me today at (310) 497-7255 and I will give you a free valuation and market analysis** reflecting the condition of your home & what comparable homes in your neighborhood are selling for.
3. **PREPARE YOUR HOME.** I will help you get your home or commercial property into "showroom" condition. This will affect how quickly it sells and the price the buyer is willing to offer. First impressions are critical. I will work with you to make value adding repairs and replacements.
4. **GET THE WORD OUT, MARKET, RECEIVE THE OFFER AND NEGOTIATE THE SELL.** I will focus on helping you smartly & creatively sell your real estate asset and on setting up a specific marketing strategy for your home. There are many ways to get the word out, including: * The Internet * Yard signs * Open houses * The MLS or Co-Star * Media advertising * Agent-to-agent referrals * Direct mail marketing campaigns. I will also help you negotiate financing arrangements and title, escrow and inspection fees and who will pay them.
5. **CLOSE THE DEAL.** "Closing" refers to escrow's legal transfer of ownership to the buyer. **I will work diligently and with laser focus to walk and guide you through the process and make sure everything goes as planned so that you are fully satisfied and happy with the real estate transaction.**