



Nader Naderi
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 www.NaderNaderi.com

3606 Kanan, Agoura Hills 91301


STATUS: Active

LIST PRICE: \$450,000

About 2 miles South of 101



ACRES: 4.829
 \$ PER ACRE: \$93,187
 LOT(src): 4.829/210,350 (A)
 AREA: AGOA - Agoura
 GROSS EQUITY:
 PRESENT LOANS AMOUNT:
 HAVE:
 DOM: [98](#)
 SLC: Standard
 PARCEL #: [2063018042](#)
 LISTING ID: SR18022892
 LIST \$ ORIG.: \$450,000

 FIND: [Property Details](#) [Community](#)

DESCRIPTION

Prime location right next to Malibu Canyon Estates. Desirable neighborhood for Custom Estates in the Multi Million Dollar Estates. APN#2063-018-042 approximately 4.5 Acre with two large pads and plenty of rooms for vineyard and orchards to create your own winery. Enjoy beautiful canyon and pastoral views. Plenty of room available for pool, entertainment and play area. Street number is not the exact address and is approximate. About 2 miles s of Highway 101.

EXCLUSIONS:

INCLUSIONS:

SUBDIVISION: Agoura (850)/Agoura (850)
 COUNTY: Los Angeles
 55+: No

FENCING:
 VIEW: Canyon

SEWER:
 UTILITIES:
 ELECTRIC:

LOT FEATURES: Up Slope from Street
 WATERFRONT:

LAND

COMMON INTEREST: None
 TAX LOT:
 TAX BLOCK:
 TAX TRACT #:
 LOT SIZE DIM:
 ASSESSMENTS:
 SPECIAL ASSESSMENTS:
 PARCEL #: [2063018042](#)
 ADDITIONAL PARCEL(s): No

ZONING: LCA11*
 ZONING DESC.:
 TAX PARCEL LTR:
 TAX MAP NUMBER:
 CURRENT USE:
 POSSIBLE USE:

CLEARED:
 INGRESS/EGRESS:
 SOIL TYPE:
 TOPOGRAPHY
 WATER BODY NAME:
 WELL REPORT:

WELL PUMP MOTOR HP:
 ELEVATION:
 SURVEY:
 CURRENT GEO REPORT:
 NEW CONSTRUCTION YN: No

COMMUNITY

HOA FEE: \$0
 HOA FEE 2:

HOA NAME:
 HOA NAME 2:

HOA PHONE:
 HOA PHONE 2:

COMMUNITY FEATURES:
 Suburban, Valley

INFRASTRUCTURE

ANALYSIS/TAX

DISTANCE TO

IMPROVEMENTS:
 WATER WELL:
 WELL DEPTH:
 WATER TABLE DEPTH:
 WELL GALLONS PER MIN.:
 WELL HOLE SIZE:

IMPROVEMENTS TTL \$/ %:
 PERSONAL PROPERTY \$/ %:
 LAND VALUE \$/ %:
 USABLE LAND %:
 TAX RATE:
 TAX YEAR:
 TAX RATE TOTAL:
 TAX AREA:

BUS:
 CHURCH:
 ELECTRIC:
 FREEWAY:
 GAS:
 PHONE SERVICE:

SCHOOLS:
 SEWER:
 SHOPPING:
 STREET:
 WATER: 0

LISTING

B.A. COMPENSATION: 2.5%
BAC REMARKS:
DUAL/VARI. COMP?: No
CURRENT FINANCING:
LISTING TERMS: Cash, Owner Will Carry
LIST AGMT: Exclusive Right To Sell

DATES

LISTING DATE: 03/07/18
ON MARKET DATE: 03/07/18
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 03/07/18
MOD TIMESTAMP: 03/07/18
EXPIRED DATE: 09/07/18
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY: None

PRIVATE REMARKS: Prime location right next to Malibu Canyon Estates. APN#2063-018-042 approximately 4.5 Acre with two large pads. Street number is approximate. Buyer to verify availability and distance to sewer and water in Kanan Rd

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME:

SHOW CONTACT PHONE:



OWNER'S NAME:

SHOWING INSTRUCTIONS: Please drive by
DIRECTIONS: About 2 miles South of 101

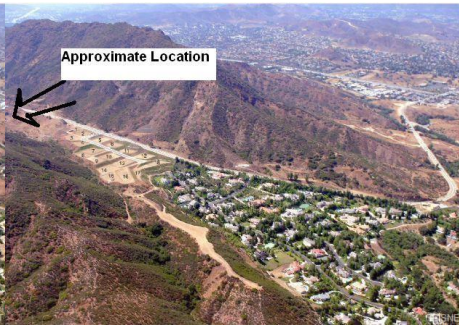
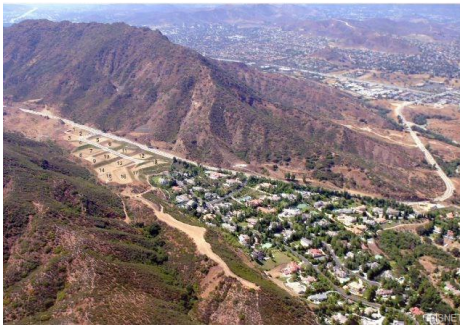
AGENT / OFFICE

LA: ([E210089156](tel:8185014800)) [Nader Naderi](#)
CoLA:
LO: ([F5834007](tel:8185014800)) [Berkshire Hathaway HomeService](#)
LO PHONE: 818-501-4800Ext:0
CoLO:
CoLO PHONE:

LA STATE LIC.: [01096047](#)
CoLA STATE LIC.
LO STATE LIC.: [01317331](#)
LO FAX: 818-990-4750
CoLO STATE LIC.:
CoLO FAX:

CONTACT PRIORITY

- 1.LA CELL: 818-489-8955
- 2.LA CELL: 818-489-8955
- 3.LA DIRECT:
- 4.LA TOLL FREE:
- 5.LA VOICEMAIL:
- 6.LA EMAIL: nader929@gmail.com





AGENT FULL: Land LISTING ID: SR18022892

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Accuracy of square footage, lot size and other information is not guaranteed.