

# 6225 Shoup Ave #101

WOODLAND HILLS, CA



## PRICE:

**\$539,999**

## INVESTMENT HIGHLIGHTS:

- Great Woodland Hills Location
- High Demand Rental Location
- 2 Bed + 2.5 Bath Townhome
- HOA: \$475/Month
- Large Floorplan Approximately 1,533 Sq. Ft.
- Community Pool, Spas, & Tennis Courts
- 2 Car Attached Garage
- Central A/C

**apla** GROUP

### KW COMMERCIAL

12001 VENTURA PLACE  
SUITE #404  
STUDIO CITY, CA 91604

### PRESENTED BY:

**MICHAEL PESCI**  
VP OF INVESTMENTS  
BRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

**JAMES ANTONUCCI**  
VP OF INVESTMENTS  
BRE # 01822661  
(818) 432-1513  
JAMES@APLAGROUP.COM

# TOWNHOME ON SHOUP AVE

## PROPERTY PROFILE

PROPERTY ADDRESS: 6225 Shoup Ave #101  
Woodland Hills, CA

ASSESSOR PARCEL # 2039-005-061

BEDROOMS: 2

BATHROOMS: 2.50

YEAR BUILT: 1975

BUILDING SIZE: 1,533

ZONING: R3

CONSTRUCTION: W/F Stucco

ROOF TYPE: Flat

PARKING: 2



## AMENITIES

### UNIT AMENITIES

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Refrigerator | <input checked="" type="checkbox"/> Disposal       | <input checked="" type="checkbox"/> Central A/C | <input checked="" type="checkbox"/> Cable Ready |
| <input checked="" type="checkbox"/> Dishwasher   | <input checked="" type="checkbox"/> Washer / Dryer | <input type="checkbox"/> Wall A/C               | <input type="checkbox"/> Furnished              |
| <input checked="" type="checkbox"/> Stove        | <input type="checkbox"/> Balcony / Patio           | <input checked="" type="checkbox"/> Fireplace   | <input type="checkbox"/> Utilities Paid         |

### COMMON AREA AMENITIES

- |  |  |                                     |                                   |
|--|--|-------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Pool | <input checked="" type="checkbox"/> Secure Parking | <input type="checkbox"/> BBQ Area   | <input type="checkbox"/> Elevator |
| <input checked="" type="checkbox"/> Spa  | <input type="checkbox"/> Secure Entry              | <input type="checkbox"/> Playground | <input type="checkbox"/> Storage  |
| <input type="checkbox"/> Fitness Center  | <input type="checkbox"/> Laundry                   | <input type="checkbox"/> Clubhouse  | <input type="checkbox"/> Other    |

## INVESTMENT HIGHLIGHTS

- Great Woodland Hills Location
- Large Floorplan Approximately 1,533 Sq. Ft.
- 2 Bed + 2.5 Bath Townhome
- Fireplace
- Central A/C
- 2 Car Attached Garage
- Community Pool, Spas, & Tennis Courts
- Residential Financing Available

## ATTRIBUTES AFFECTING VALUE

- HOA Dues: \$475 / Month
- Plumbing Condition Unknown
- Roof Condition Unknown
- Flat Roof

## MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

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PHOTOS



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# TOWNHOME ON SHOUP AVE

AERIAL VIEW



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# TOWNHOME ON SHOUP AVE

## PARCEL MAP

SHEET 2

SCALE 1" = 50'



For Typical Building Details, see sheet 3.

SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO. 29109

For common area see sheet 1.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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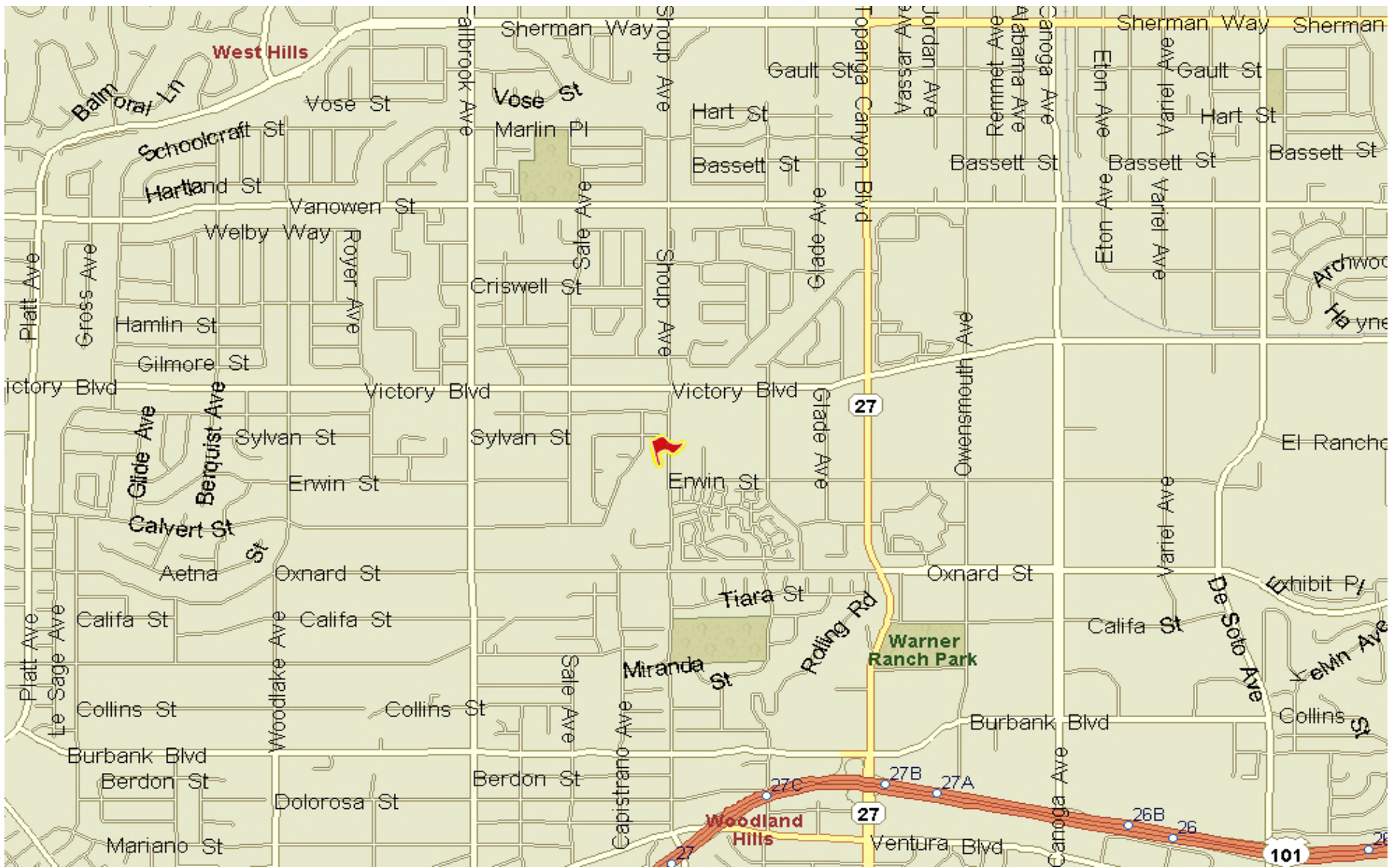
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# TOWNHOME ON SHOUP AVE

## STREET MAP



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