

# 645 BALBOA AVENUE "TUSCAN VILLA"

## Stop Paying Rent and Become A Homeowner!

### Completely Remodeled Condominiums

Open House - Saturdays & Sundays 12:00 to 4:00



18 Completely upgraded flat condominiums with 2 large bedrooms, 2 bathrooms, Granite kitchen countertops, new appliances, washer/dryer hookups, recessed lighting, fireplace, hardwood floors, balconies, high ceilings on the 3rd floor and much more! **Don't miss your opportunity to become a homeowner!**

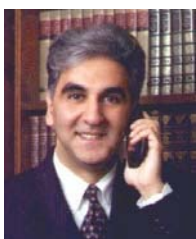
- 2 Bedrooms & 2 Bathrooms
- New Granite Countertops (Kitchen)
- Painted Kitchen Cabinets
- New Appliances
- New Dishwasher
- New Microwave Oven
- New Electric Oven
- New Hardwood Flooring
- New Carpet
- New Paint
- Tiled Bathrooms
- High Ceilings (3rd Floor)
- 2 Parking Spaces
- Mirrored Closet Doors
- Washer/Dryer Hookups
- Balconies
- Central Heat & A/C
- And More!

Unit #	Location	Bedrooms	Baths	Sq. Ft. *	HOA Dues	View	Price
1A	End	2	2	1157	\$236.00	City	<b>SOLD</b>
1B	Middle	2	2	1454	\$236.00	City	<b>SOLD</b>
1C	Front	2	2	1182	\$236.00	Mountain	<b>SOLD</b>
1D	Middle	2	2	1300	\$236.00	Courtyard	<b>SOLD</b>
1E	End	2	2	1302	\$236.00	Mountain	<b>SOLD</b>
1F	Front	2	2	1354	\$236.00	Mountain	<b>SOLD</b>
2A	End	2	2	1157	\$236.00	City	<b>SOLD</b>
2B	Middle	2	2	1454	\$236.00	City	<b>SOLD</b>
2C	Front	2	2	1182	\$236.00	Mountain	<b>SOLD</b>
2D	Middle	2	2	1300	\$236.00	Courtyard	<b>SOLD</b>
2E	End	2	2	1302	\$236.00	Mountain	<b>SOLD</b>
2F	Front	2	2	1354	\$236.00	Mountain	<b>SOLD</b>
3A	End	2	2	1157	\$236.00	City	\$429,000
3B	Middle	2	2	1454	\$236.00	City	<b>SOLD</b>
3C	Front	2	2	1182	\$236.00	Mountain	<b>SOLD</b>
3D	Middle	2	2	1300	\$236.00	Courtyard	<b>SOLD</b>
3E	End	2	2	1302	\$236.00	Mountain	<b>SOLD</b>
3F	Front	2	2	1354	\$236.00	Mountain	<b>SOLD</b>

Model

\*Prices subject to change without prior notice. Information deemed reliable, but not guaranteed.  
Sq. Ft. approximate. Buyer to verify. **Sq. Ft. does not include bonus areas, storage areas, patios or garages.**

For a free loan pre-approval, call Steve Pro at Countrywide (818) 265-2441



(818) 409-0050

OFFERED BY  
**ALBERT BABAYAN & ROUBINA ZARGARIAN**  
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