

## Features of 4438 San Andreas, Mount Washington

Listed for \$969,000

3 bedrooms, 3 baths

2,368 sq. ft. on a 5,095 sq. ft. lot

Built in 1991

- Located on a secluded cul-de-sac in the hills of Mount Washington
- Incredible views
- Central air and heat with NEST thermostat
- Predominantly copper water lines
- Predominantly ABS waste lines
- 50 gallon water heater
- 100 amp electrical panel
- Composition roof (approximately 6 years old)
- Living room features built-in media and book shelves, gas fireplace, and wide doors to balcony
- Kitchen looks on to dining area for an open feeling
- Kitchen has stainless steel appliances, subway tile backsplash, and quartz counter tops
- Master suite features vaulted ceiling, gas fireplace, office nook, walk-in closet, access to rear patio, and a spacious bath with double sinks and large soaking tub
- Laundry room has ample space for storage or office nook
- Rear yard redesigned with wood deck, concrete patio, gas fire pit, gas BBQ, and outdoor dining and lounge space
- Spiral staircase to upper yard
- Upper yard provides access to fire road, ideal for walks or easy access to Mount Washington Elementary
- Two-car attached garage with direct access to the house and automatic door opener
- Schools: Mount Washington Elementary, Burbank Middle School or Nightingale Middle School, Franklin High School (other options may be available, verify with LAUSD for any and all enrollment possibilities)

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# 4438 San Andreas Ave

## Mount Washington, CA



Financing	CONV	CONV	CONV
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$969,000	\$969,000	\$969,000
% Down	20.00%	25.00%	30.00%
First Loan	\$775,200	\$726,750	\$678,300
Term	30 Years	30 Years	30 Years
Rate	4.250%	4.250%	4.250%
APR*	4.317%	4.320%	4.322%

#### CASH TO CLOSE

Down Payment	\$193,800	\$242,250	\$290,700
Closing Costs	\$7,222	\$7,077	\$6,931
PrePays/Impounds	\$10,344	\$10,288	\$10,231
<b>Total \$ Required</b>	<b>\$211,366</b>	<b>\$259,615</b>	<b>\$307,862</b>

#### HOUSING EXPENSE

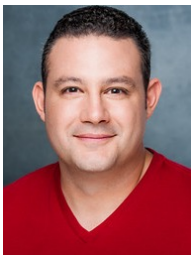
First Loan P & I	\$3,814	\$3,575	\$3,337
Taxes, Ins & MI	\$1,251	\$1,251	\$1,251
<b>Total Monthly Pmt</b>	<b>\$5,065</b>	<b>\$4,826</b>	<b>\$4,588</b>

#### INCOME TO QUALIFY

<b>Income Guide</b>	<b>\$15,180</b>	<b>\$14,460</b>	<b>\$13,750</b>
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\*APR = Annual Percentage Rate

Dreams can come true: the kids walking along a scenic trail to their great elementary school, views from the whole property, a quiet cul-de-sac that feels remote yet is minutes from downtown Los Angeles and every hip crowded boulevard in Northeast LA. Add an open floor plan that doesn't expose all your dirty dishes to the cocktail party two feet away. There's more: A spacious master suite with a great walk-in closet, a private bath with double sinks and large soaking tub, and an office nook that opens out to the stunning patio. There you can choose to grill up dinner and dine al fresco, or sit in front of the gas fire pit that invites you to have cozy drinks while filling each other in on the happenings of the day.



### Scott Groves

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