

# David Schuchman

Roque & Mark Realtors  
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**1** **2234 22nd St**  
SANTA MONICA CA 90405

**2** Beds **Baths 2.00**  
(2F 0T 0H 0Q) **1,149/VN**  
Sqft

Single Family  
**LP: \$1,850,000**

**Active**



Area	14 Santa Monica
Subdivision	
List Price Per Sqft	\$1,610.10
Lot Size	6,744/VN
HOA Fee 1 & 2	
MLS#	21-786418
APN	4273-004-040

**Directions :** Between Pico Blvd and Pearl St. South of Pico Blvd.

**Remarks :** BUILD YOUR DREAM HOME in Sunset Park! First time on the market since 1975. Rare opportunity to remodel, restore, or build new. This single story Spanish home sits on a large, approx. 6,750 sf lot and is ready for you to reimagine what it could be. Located on a quiet, non-signalized street south of Pico Blvd in the heart of Santa Monica. The home has 2 bedrooms and 2 baths and has 1,150 sf of living space. There is also a 2-car detached garage behind the main house. Standard sale.

**Agent Remarks :** Offers due on Wednesday, 9/29 at 12pm. Please email all offers with proof of funds to LA at dschuchman26@gmail.com. Standard sale.

**Showing Remarks :** Call Listing Agent

Structure Info		Land/Lot Info		Contract Info		DOM 0
Year Built/Source	1927 / Vendor Enhanced	Zoning	SMR1*	List Date	09-21-2021	
View	No	Land Type	Fee	List Price	\$1,850,000	
Stories	1	Land Lease Purchase	No	Orig List Price	\$1,850,000	
Guest House	None	Horse Property	No	Status Date	09-21-2021	
PUD	No	Lot Acreage	0.155	Change Date/Type	09-21-2021 / New Listing	
Sewer	In Street	Special Zone	None	Sale Type	Standard	
Style	Spanish	Addl Parcel	No	CSO	2.5%	
				Listing Type	Exclusive Right	
				Disclosure	As Is	

Community/Development		Parking Details		Q Showing Info	
Tax Mello Roos	No	Parking Type	Detached	Occupancy/Show	Call LA 1
Complex/Assoc Name		Total Spaces	2	Contact Name	
Assoc Amenities		Covered Spaces		Contact Phone	
Assoc Fees Include		Uncovered Spaces		Occupant Type	
Assoc Pet Rules		Garage Spaces	2	Lockbox Location	
Community Features		Carport Spaces		Lockbox Type	
Rental Restrictions				Gate Code	
Short Term Rentals	No				
Short Term Rental Duration					

Interior Features		Exterior Features	
# Fireplaces/Details	Living Room	Pool	No
Furnished	Unfurnished	Spa	None
AC/Cooling	None	Tennis/Courts	
Heating	Forced Air	Roofing	Tile
Flooring	Hardwood, Carpet	Fence	
Equip/Apppl	None	Laundry	Inside

DAVID SCHUCHMAN ROQUE & MARK COMPANY, INC. DRE#: 00270969 LA1 CALDRE#: 01472937	
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**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2021 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** David Schuchman CALDRE#:01472937 | DMCA