

1532 Meadowbrook Rd, Altadena 91001

STATUS: Active

LIST PRICE: \$995,000

cross street is Sinaloa



ACRES: 0.3073

\$ PER ACRE: \$3,237,878

LOT(src): 13,388/0.3073 (A)

AREA: 604 - Altadena

GROSS EQUITY:

PRESENT LOANS AMOUNT:

HAVE:

DAM: 5

SLC: Standard, Trust

PARCEL #: 5847025034

LISTING ID: GD25137302

LIST \$ ORIG.: \$995,000

Rec06/19/2025 : NEW

Submit Offer

DESCRIPTION

Large vacant lot on beautiful cul-de-sac street. Property has been cleared of any standing structure and received "Final Sign-Off" for both Phase I and Phase II by USACE. Only this lot and one across the street lost structures. Remainder of street and cul-de-sac are all standing, for the most part. Property being sold as-is. Utilities previously connected. Buyer to verify availability of utilities with local providers. Buyer to conduct its own due diligence, as Buyer deems necessary and prudent, into all aspects of the Property for rebuilding, zoning, environmental and health risks, lot lines, existing septic system, etc.

EXCLUSIONS:

INCLUSIONS:

SUBDIVISION: /

COUNTY: Los Angeles

55+: No

PROBATE AUTHORITY:

FENCING:

VIEW: None

SELLER WILL CONSIDER CONCESSIONS IN OFFER:

SEWER:

UTILITIES:

ELECTRIC:

LOT FEATURES: 0-1 Unit/Acre

WATERFRONT:

LAND

COMMON INTEREST: None

LAND LEASE: No

TAX LOT: 1

TAX BLOCK:

TAX TRACT #: 7343

LOT SIZE DIM:

ASSESSMENTS:

PARCEL #: 5847025034

ADDITIONAL PARCEL(s): No

ZONING: LCR175

ZONING DESC.:

TAX PARCEL LTR:

TAX MAP NUMBER:

CURRENT USE:

POSSIBLE USE:

SPECIAL ASSESSMENTS:

CLEARED:

INGRESS/EGRESS:

SOIL TYPE:

TOPOGRAPHY

WATER BODY NAME:

WELL REPORT:

WELL PUMP MOTOR HP:

ELEVATION:

SURVEY:

CURRENT GEO REPORT:

NEW CONSTRUCTION YN: No

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

COMMUNITY

HOA FEE: \$0

HOA FEE 2:

HOA FEE 3:

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA NAME:

HOA NAME 2:

HOA NAME 3:

HOA PHONE:

HOA PHONE 2:

HOA PHONE 3:

COMMUNITY FEATURES: Mountainous

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: at property

LISTING

DATES

B.A. COMPENSATION:

BAC REMARKS:

DUAL/VARI. COMP?: No

CURRENT FINANCING:

LISTING TERMS: Cash

LIST AGMT: Exclusive Right To Sell

CONTINGENCY LIST:

LIST SERVICE: Full Service

AD NUMBER:

DISCLOSURES:

INTERNET, AVM?/COMM?: Yes/Yes

INTERNET?/ADDRESS?: Yes/Yes

NEIGHBORHOOD MARKET REPORT YN?: Yes

LISTING DATE: 06/18/25

START SHOWING DATE:

ON MARKET DATE: 06/19/25

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: 06/19/25

MOD TIMESTAMP: 06/20/25

EXPIRED DATE: 06/17/26

PURCH CONTRACT DATE:

ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Property being sold as-is. Please drive-by only. Do not walk on property and advise your client of same due to the uneven terrain and trip/fall hazards. Seller to select services.

SHOWING INFORMATION

SHOW CONTACT TYPE: None

SHOW CONTACT PHONE:

OWNER'S NAME:

SHOW CONTACT NAME:



Schedule a Showing

SHOWING INSTRUCTIONS: **Go direct, drive by**
DIRECTIONS: **cross street is Sinaloa**

AGENT / OFFICE

CONTACT PRIORITY

LA: **(G89652) Paul Locker**
CoLA:
LO: **(G6123) Locker Realty Corp.**
LO PHONE: **818-956-8800**
CoLO:
CoLO PHONE:

LA STATE LIC.: **00643224**
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AGENT FULL: Land LISTING ID: GD25137302

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