

STATUS: [Active](#)

ADDRESS: [30739 LA BRISA DR , MALIBU 90265](#)

LP: [\\$1,579,000](#)



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**RESIDENTIAL SINGLE FAMILY AREA:** (33) Malibu      **MLS#:** 05-051431      **MAP:** [627/A7](#)      **BR:** 3  
**STYLE:** Architectural      **SUB:**      **PUD:**      **YB:** 1962      **BA:** 3.00  
**APN:** 4469-036-006      **ZONE:** LCR110000\*      **HOD:** \$0.00      **STO:** 1      **APX SF:** 2,160/AS  
**ADP:**      **VU:** No      **PL:** No      **APX LDM:**      **APX LSZ:** 16,849/AS  
**APX ACREAGE:**      **GH:** N/A      **FP:** 1           **PKGT:** 3  
**HORSE PROP:**      **LSE:** No      **LOP:**      **FUR:** No      **PKGC:** 3  
**ELEM:** JUAN CABRILLO      **JRHS:** MALIBU MIDDLE      **SRHS:** MALIBU HIGH

**DIRECTIONS:** PCH TO TRANCAS CNY RD R ON PRINCIPIA, R ON FRONDOSA, R ON LA BRISTA  
**REMARKS:** WELL MAINTAINED MALIBU WEST ATRIUM/ARCHITECTURAL STYLE HOME. 1SR TIME ON MARKET IN OVER 40 YRS. 3 BR, 3 BA WITH LARGE SIDE YARD, PERFECT FOR SWIMMING POOL OR SPA. GREAT CUL DE SAC LOCATION, WITH JUST TWO HOUSES ON THIS QUIET LITTLE STREET. 5 MIN WALK TO ZUMA BEACH, PRIVATE BEACH CLUB AND TENNIS COURTS. EXCELLENT FAMILY NEIGHBORHOOD W/ REAL SENSE OF COMMUNITY. CLOSE TO HIGHLY RATED PUBLIC SCHOOLS, HIKING TRAILS, STORES AND AMENITIES. BEST VALUED RESIDENCE WITHIN WALKING DISTANCE TO SANDY BEACH!

**ROOMS:** Bonus,Dining Area,Living,Patio Open  
**EQUIP:** Cable,Dishwasher,Garbage Disposal,Hood Fan,Intercom,Microwave,Range/Oven,Refrigerator  
**AIR:** Wall/Window      **HEAT:** Central  
**FLOOR:** Carpet,Other      **LAUNDRY:** Inside  
**FIREPL:** Living Room      **ROOF:** Composition  
**POOL:**      **TENNIS:** Community  
**PARK:** Garage      **SPA:**  
**VIEW TYPE:** None      **WATERFRONT:**  
**SEC:**      **FIN:**  
**SEWER:** In Street      **POSS:** Close Of Escrow  
**DISC:** None      **SZONE:** Coastal Commission  
**OCC/SHOW:** Appointment w/List. Office,Call LA 1,Listing Agent Accompanies

**LP:** \$1,579,000      **DOM:** 2      **SP:**      **SSP:**      **OLP:** \$1,579,000  
**LD:** 09/07/2005      **CD:**      **SD:**      **WD:**

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## Mark S. Gruskin

Realtor • Attorney • Malibu Resident

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