

10109 RUFFNER AVENUE, NORTH HILLS (LOS ANGELES), CA,  
91343

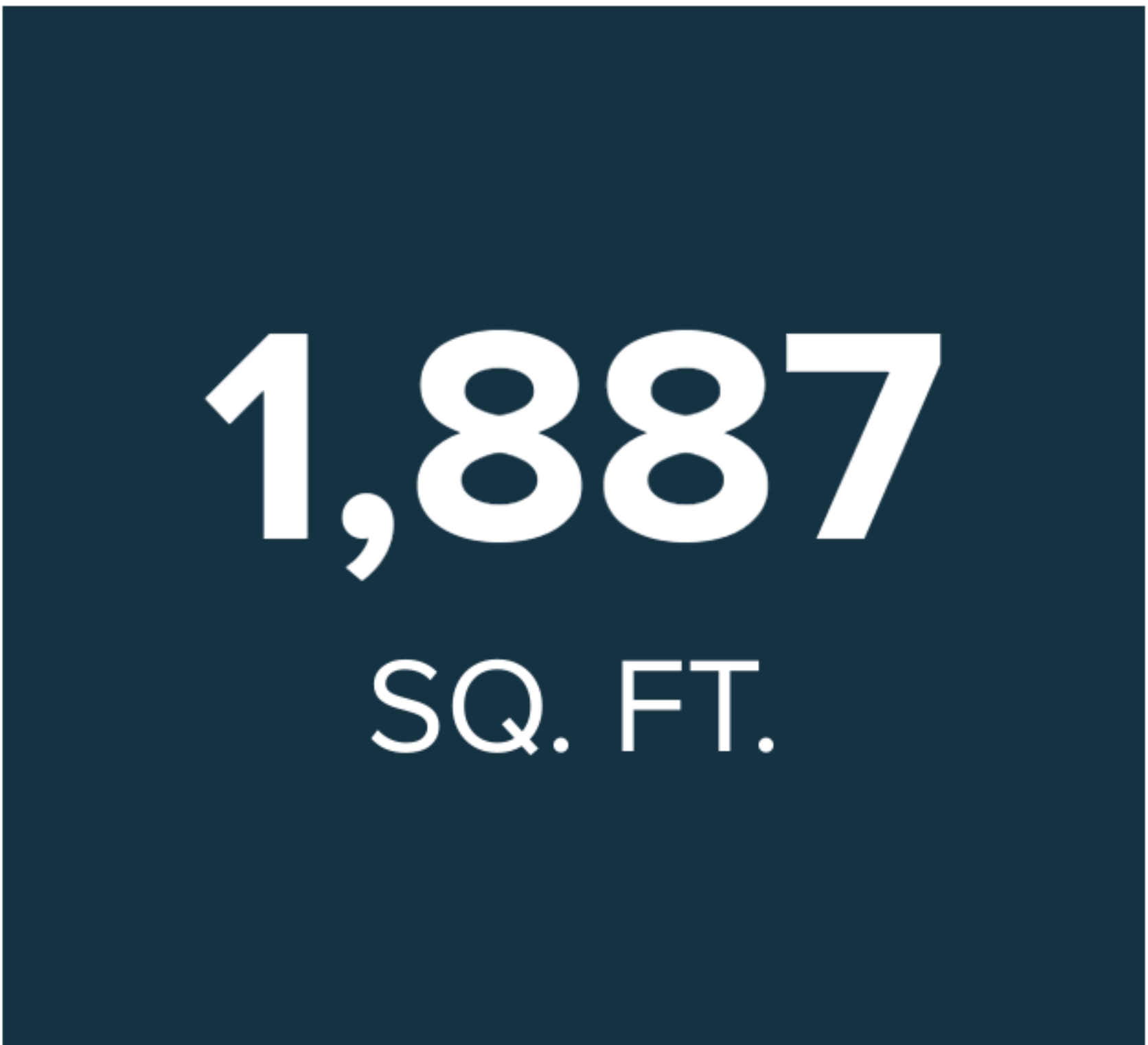
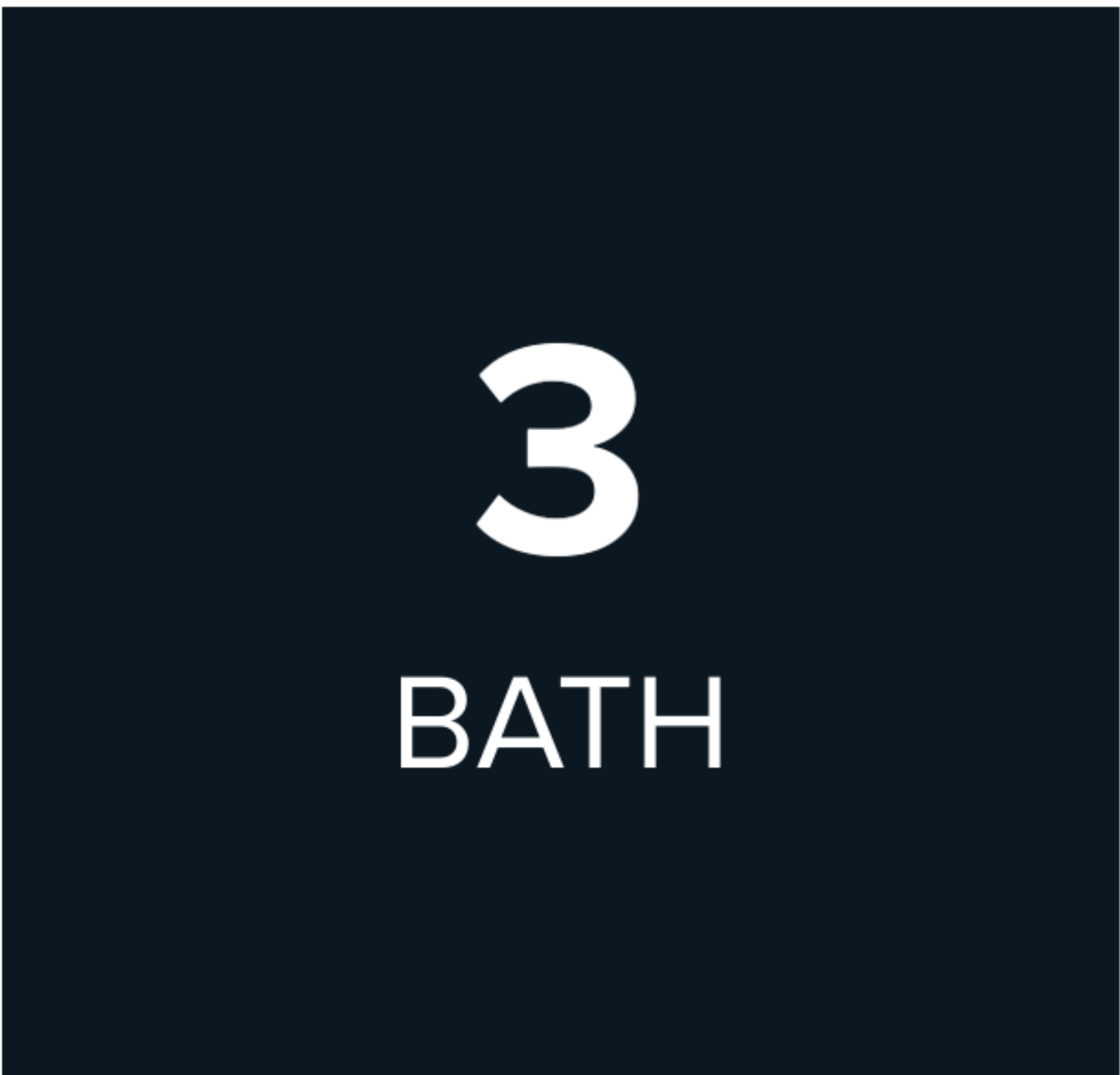
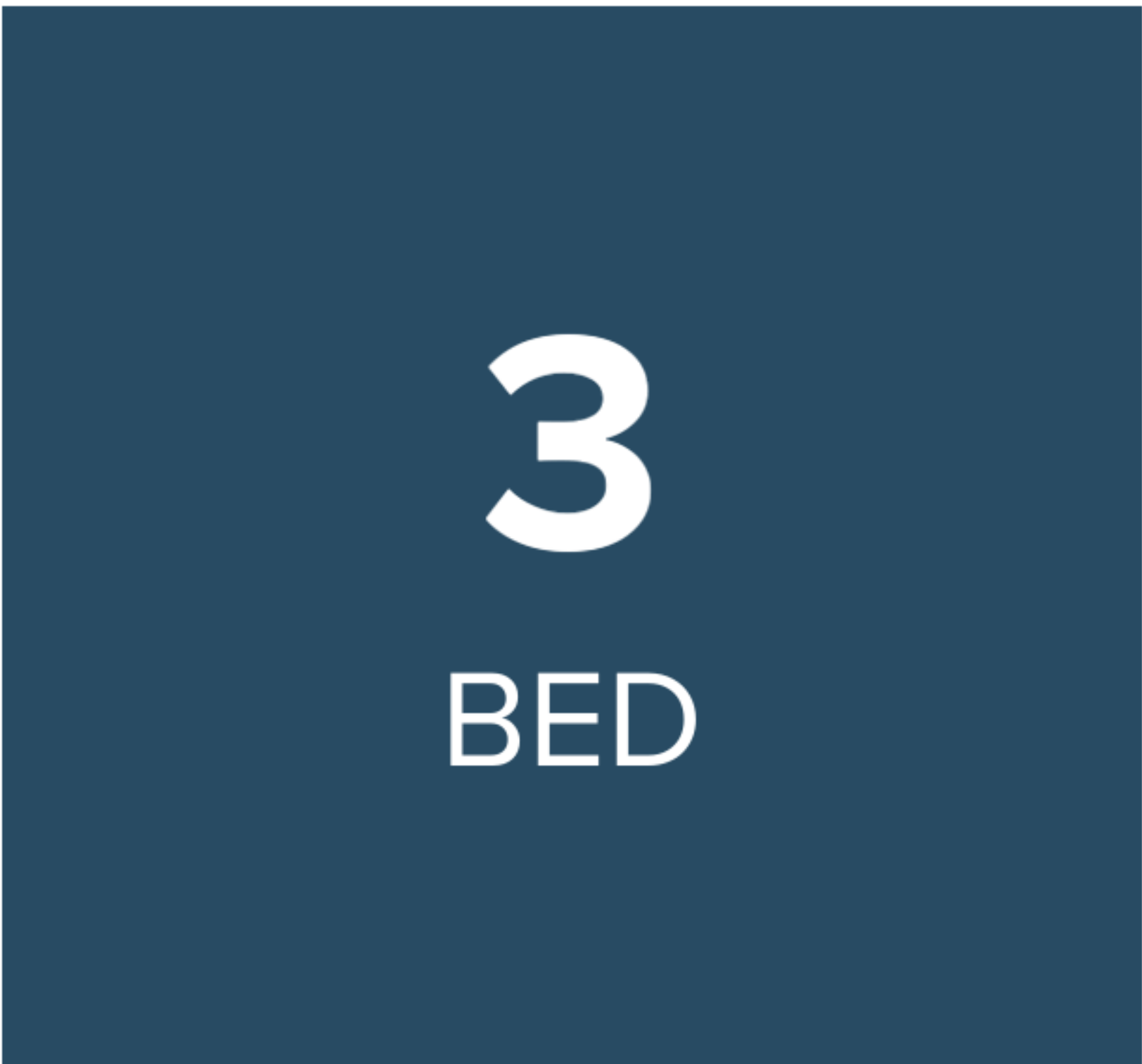
3 BD | 3 BA | 1,887 SQ. FT | 8,861 SQ. FT LOT

OFFERED AT  
\$970,000



## ABOUT THIS PROPERTY

This charming home enjoys a sweet spot in a well-established North Hills neighborhood and boast some serious efficiency upgrades including beautiful desert landscaping in both front and back yards and an owned solar power system. Wood parquet flooring flows from the double-door entry into the front of the home. A bonus room is off the entry, perfect for an office or den or whatever the imagination can dream up. Just opposite is the kitchen equipped with granite countertops and backsplash and breakfast bar that opens to a dining area and the living room highlighted with stone fireplace and big picture window overlooking the backyard.



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m: (818) 960-3110

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VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.

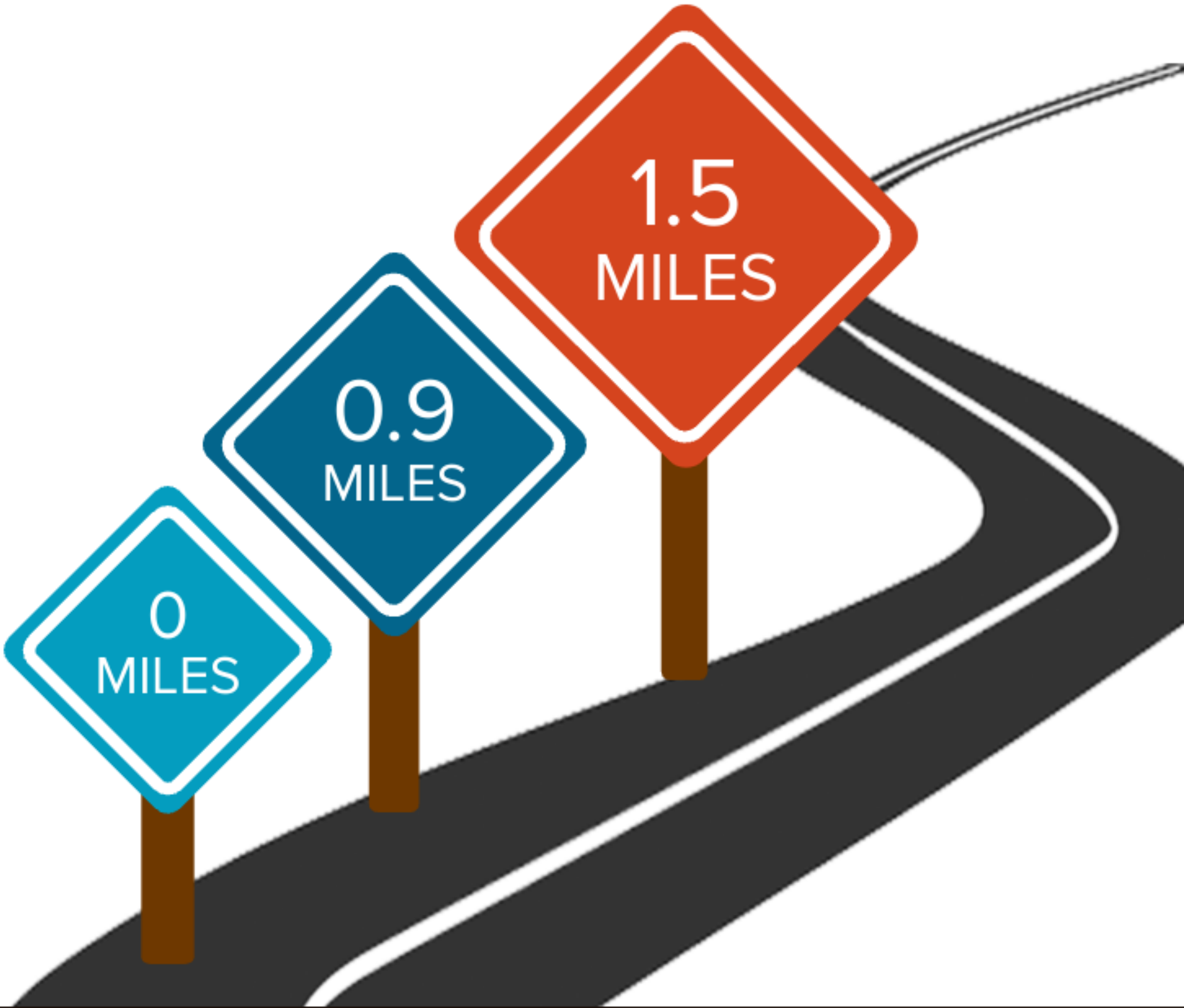
- ATM  
0.2 MI
- MOVIE THEATER  
0.2 MI
- GYM  
0.2 MI
- PHARMACY  
0.3 MI
- CLEANERS  
0.3 MI
- MEDICAL  
0.3 MI
- GROCERIES  
0.3 MI
- GAS  
0.4 MI
- COFFEE  
0.5 MI



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **44** private schools and **37** charter schools within **5** miles.

- 9** RATING  
K-5  
MAYALL ACADEMY OF ARTS & TECHNOLOGY MAGNET  
ASSIGNED
- 8** RATING  
6-8  
PATRICK HENRY MIDDLE SCHOOL  
ASSIGNED
- 8** RATING  
9-12  
JOHN F. KENNEDY HIGH SCHOOL  
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK  
GUMMY THE BEAR  
(0.5 MILES)
- GOLF COURSE  
MISSION HILLS GOLF COURSE  
(1.2 MILES)
- HIKING  
PIERCE COLLEGE: BRAILLE TRAIL  
(6.7 MILES)
- DOG PARK  
WHITNALL OFF-LEASH DOG PARK  
(9.4 MILES)



NEIGHBORHOOD EATS

This home is located near **160** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

FAST FOOD	59	INTERNATIONAL	7
AMERICAN	43	SEAFOOD	6
ASIAN	13	BARBECUE	6
MEXICAN	11	CHINESE	6
DELIS	8	OTHER	11

