

## Material Facts Disclosure

**Property Address** 8956 Swinton Avenue Los Angeles, CA 91343

County/public records may reflect different information than what is stated by the owner(s). Where discrepancies exist, both versions of the information are noted below.

Item	Owner's Representation	County/Public Records
Bedrooms	3	3
Bathrooms	1F, 1 Three Quarter	2
Square Footage	1262	1262
Lot Size	7334	7334

County/Public Source  
Details (URL, etc.)

Other / More

**Permitted ADU:**

1. Sqft: 556

3. Bed: 1

4. Baths: 1 Three Quarter

**Notice to Acquirer:** The listing brokerage makes no representation or warranty, express or implied, regarding the accuracy or completeness of any information provided by the owner, county, or public records. Acquirer is strongly encouraged to conduct their own independent investigation, measurements, and verification of all property details, and to retain qualified professionals as needed.