Material Facts Disclosure

Property Address 5810 Ranchito AvenueSherman Oaks, CA 91401

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		
Bathrooms	3	4
Square Footage	2640	2220
Lot Size	7150	6752
County/Public Source Details (URL, etc.)	https://assr.parcelquest.com/Statewide/Details/0	
Other / More		

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.