

Client Full Report with Photo/Map

Neil Hoang
Single Family Residence **Detached**

Residential
RES **Active** [2236 Raleigh Ave](#)

Fri, Nov 26, 2010 06:48 PM Ref: 1
Costa Mesa (CM) Price **\$330,000***



Southwest Costa Mesa (C2)
Orange County (OR)

Zip **92627-2909**
XSTS Wilson

TGNO **888H2**
 Aerial Map

S611833 [Media: 4](#) Builder Tract **Westside Costa Mesa South (WSCM)**
 Bed **3** Style **Other** Model **(1)**
 Baths **2** Stories **One Level**
 View **No View** Floor
 ASqFt **1,167** Assessor YrBlt **1957** Assessor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ALotSize **7,103** Assessor Dim **53x133** Land Fee Acres **0.16** Assessor
 Prkng
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range
 \$: **No**

Range Price Listing: **No**
Well maintained owner occupied home, shows pride of ownership, close to all that Costa Mesa has to offer.
 Directions **placentia to wilson to raleigh**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms Living Rm
 Kitchen Dining **Living/Dining Combo**
 Total Baths **2** Full Baths **1** 3/4 Baths **1** 1/2 Baths **0** 1/4 Baths **0**
 Baths Desc
 Other

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV Water Heater
 Firepl **Living Room / Other**
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Central** Cooling **No Air Conditioning** Floors **Hardwood - Partial**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Other** Entry Location **Ground Level w/steps** Common Walls
 Plumbing
 Cond Sprinklers Patio
 Structures, Other Doors/Windows
 Exterior Construction **Other**

Lot Description

APNO **422-401-06** Zoning Lot/Block/Tract **20//2947**
 Lot Legal
 Sewer **Public Sewer** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Newport Mesa Unified School District** Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ **0 + \$ 0** Mello Roos No
 Land **Fee** Land Lse/Yr \$
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$282.78** Orig Price \$ **340,000** Prev Price \$ **340,000** Current Price **\$330,000**

Contact Information

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Neil Hoang
Single Family Residence Detached

Residential RES **Active**
2160 Myran Dr

Fri, Nov 26, 2010 06:48 PM
Costa Mesa (CM)

Ref: 2

Price **\$395,000***



Southwest Costa Mesa (C2)
Orange County (OR)

Zip **92627-**
XSTS Harbor / Victoria

TGNO **888J2**
 Aerial Map

U10004325	Media: 1	Builder Tract Model1 (OTHR)								
Bed 3		Model (1)								
Baths 1	Style Cottage	Stories One Level				Floor				
View No View		YrBlt 1955 Estimated				HOA Dues \$ 0 + \$ 0		Land Lse/Yr \$		
ASqFt 1,100 Estimated		Landlord/Tenant/Seller				Land Fee				
ALotSize 7,920						Dim				
Prkng						Acres				
Garage, # cars 2	Rem	# Uncovered Spaces				Cprt	# Garages	RV Acc	Range	\$: No

Range Price Listing: **No**
Property on quiet, secluded street. Zoned R-2. Approved for two-story, two-unit common-interest development and corresponding parcel map to facilitate the subdivision for condominium purposes. Construction drawings for 2314 sq ft w/garage rear unit and approved design plans for 1776 sq ft w/garage) sq ft front unit. Currently tenant occupied at \$1800 / month. Excellent starter development / construction project. Identical sister project at 2172 Myran Drive.
 Directions **Second street west of the Harbor and Victoria intersection.**
 Special Conditions: **Standard Sale or Lease/None**

Rooms

Bedrooms									
Kitchen									
Total Baths 1	Full Baths 1	3/4 Baths 0	1/2 Baths 0	1/4 Baths 0					
Baths Desc									
Other									

Amenities

Pool No Pool									
Spa No Spa									
TV Cable TV									
Firepl									
Appliances									
Other									
High or Mid-Rise Amenities									
Security									

Interior

Heating Natural Gas	Cooling No Air Conditioning	Floors Carpet - Partial
Interior Misc		
Disability Access Main Level Entry		

Exterior/Structural

Roof Composition	Entry Location Ground Level - no steps	Common Walls
Cond	Plumbing	Patio
Structures, Other	Sprinklers	Doors/Windows
Exterior Construction Stucco		

Lot Description

APNO 422-203-09		Zoning R-2	Lot/Block/Tract 9//28
Lot		Legal	
Sewer In Street	Water Meter on Property	Water District	Yard
Distance to Beach (miles)			

Community/Association

HS Dist Newport Mesa Unified School District	Elemen	Junior	High Sch
Amenities			
Units	HOA Dues \$ 0 + \$ 0		Mello Roos No
Land Fee	Land Lse/Yr \$		
City Inspection Required No	Builder's Name		

Listing Activity

LP/SqFt \$359.09	Orig Price \$ 445,000	Prev Price \$ 445,000	Current Price \$395,000
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Contact Information

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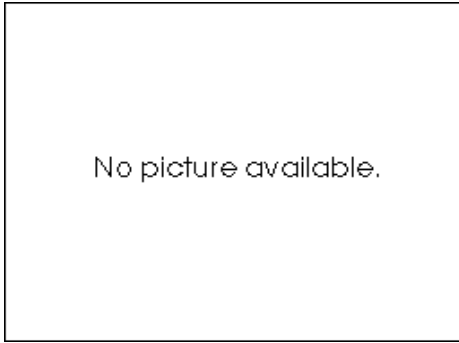
Neil Hoang
Single Family Residence Detached

Residential RES **Active**
2172 Myran Dr

Fri, Nov 26, 2010 06:48 PM
Costa Mesa (CM)

Ref: 3

Price **\$395,000**



Southwest Costa Mesa (C2)
Orange County (OR)

Zip **92627-**
XSTS Harbor / Victoria

TGNO **888J2**
 Aerial Map

U10004360	Media: 0	Builder Tract Othr (OTHR)							
Bed 3	Style Cottage	Model (1)							
Baths 1		Stories One Level							
View No View		YrBlt 1955 Estimated				Floor			
ASqFt 1,100	Landlord/Tenant/Seller	Builder				HOA Dues \$ 0 + \$ 0		Land Lse/Yr \$	
ALotSize 7,920						Land Fee			
Prkng						Acres			
Garage, # cars 1	Rem	# Uncovered Spaces				Dim			
						Cprt		# Garages	RV Acc
									Range
									\$: No

Range Price Listing: **No**
Property on quiet, secluded street. Zoned R-2. Approved for two-unit, two-story common interest development and corresponding parcel map to facilitate the subdivision for condominium purposes. Construction drawings for 2314 sq ft w/garage rear unit and approved design for 1776 sq ft w/garage front unit. Currently tenant occupied at \$ 1800/ month. Excellent starter development / construction project. Identical sister project at 2160 Myran Drive.
 Directions **Second street west of the Harbor / Victoria intersection.**
 Special Conditions: **Standard Sale or Lease/None**

Rooms

Bedrooms					
Kitchen					
Total Baths 1	Full Baths 1	3/4 Baths 0	1/2 Baths 0	1/4 Baths 0	
Baths Desc					
Other					

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV
 Firepl
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Water Heater

Interior

Heating **Natural Gas** Cooling **No Air Conditioning** Floors **Hardwood**
 Interior Misc
 Disability Access **Main Level Entry**

Exterior/Structural

Roof **Composition** Entry Location **Ground Level w/steps** Common Walls
 Plumbing
 Cond Sprinklers Patio
 Structures, Other Doors/Windows
 Exterior Construction **Stucco**

Lot Description

APNO **422-203-07** Zoning Lot/Block/Tract **7//128**
 Lot Legal
 Sewer **In Street** Water **Meter on Property** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Newport Mesa Unified School District** Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ **0 + \$ 0** Mello Roos No
 Land Fee
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$359.09** Orig Price \$ **395,000** Prev Price \$ Current Price **\$395,000**

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Neil Hoang
Single Family Residence **Detached**

Residential
RES **Active** [377 Ralcam Pl](#)

Fri, Nov 26, 2010 06:48 PM
Costa Mesa (CM)

Ref: 4

Price **\$395,000**



Central Costa Mesa (C4)
Orange County (OR)

Zip **92627-1909**
XSTS Victoria & Harbor

TGNO **888J2**
 Aerial Map

P758847	Media: 2	Builder Tract Other (OTHR)				
Bed 2		Model (0)				
Baths 1	Style Ranch	Stories One Level		Floor		
View No View				HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$	
ASqFt 741 Assessor		YrBlt 1950 Assessor		Land Fee		
ALotSize 7,205		Assessor	Dim 55x131	Acres 0.17 Assessor		
Prkng						
Garage, # cars 1	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: No

Range Price Listing: **No**
This is a great opportunity to create a dream home. Quiet cul-de-sac on large private lot near Triangle Square, great shopping, and more. Hardwood floors in the bedrooms, bright kitchen, wide open bonus room. The house is in the process of being cleaned out. Don't miss this opportunity to get in on the Costa Mesa dream.
 Directions from 405 go south on Harbor, left on Victoria, right on Thurin, right on Ralcam
 Special Conditions: **Standard Sale or Lease/None**

Rooms

Bedrooms All Bedrooms Down			Living Rm Living Rm	Entrance
Kitchen			Dining Other Dining	
Total Baths 1	Full Baths 1	3/4 Baths 0	1/2 Baths 0	1/4 Baths 0
Baths Desc				
Other				

Amenities

Pool No Pool			
Spa No Spa			
TV		Water Heater	
Firepl Bonus Room / Other			
Appliances			
Other			
High or Mid-Rise Amenities			
Security			

Interior

Heating Other Heating	Cooling No Air Conditioning	Floors Concrete Slab, Hardwood - Partial, Linoleum
Interior Misc		
Disability Access None		

Exterior/Structural

Roof Composition	Entry Location Ground Level w/steps	Common Walls
Cond	Plumbing	Patio
Structures, Other	Sprinklers	Doors/Windows
Exterior Construction Stucco/Wood		

Lot Description

APNO 419-172-26		Zoning	Lot/Block/Tract 7///1368
Lot		Legal	
Sewer In, Connected & Paid	Water District/Public	Water District	Yard
Distance to Beach (miles)			

Community/Association

HS Dist Newport Mesa Unified School District	Elemen	Junior	High Sch
Amenities			
Units	HOA Dues \$ 0 + \$ 0		Mello Roos No
Land Fee	Land Lse/Yr \$		
City Inspection Required No	Builder's Name		

Listing Activity

LP/SqFt \$533.06	Orig Price \$ 395,000	Prev Price \$	Current Price \$395,000
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Neil Hoang
 Single Family Residence Detached

Residential RES Active
 2008 Anaheim Ave

Fri, Nov 26, 2010 06:48 PM
 Costa Mesa (CM)

Ref: 6

Price \$420,000



Southwest Costa Mesa (C2)
 Orange County (OR)

Zip 92627-2605
 XSTS 19th

TGNO 888J3
 Aerial Map

S636912 [Media: 1](#) Builder Tract **other (OTHR)**
 Bed 3 Model **(0)**
 Baths 1 Style **Ranch** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **1,246 Assessor** YrBlt **1952 Assessor** Land Fee
 ALotSize **7,203 Assessor** Dim **49x145** Acres **0.17 Assessor**
 Prkng **Driveway, Garage - Two Door, Garage Detached**
 Garage, # cars **2 D** Rem # Uncovered Spaces **6** Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
Desirable Neighborhood.recently remodeled new carpet paint landscaping everything. Bathroom Remodeled With jacuzzi tub.this Nice Home Has Front And Back Covered Patio.big Back Yard
 Directions [mapquest](#)
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms **All Bedrooms Down** Living Rm **Living Rm Entrance**
 Kitchen Dining **Breakfast Counter/Bar**
 Total Baths 1 Full Baths 1 3/4 Baths **0** 1/2 Baths **0** 1/4 Baths **0**
 Baths Desc
 Other

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV Water Heater **Gas**
 Firepl
 Appliances **Gas Oven**
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Central** Cooling **Central** Floors **Carpet - Partial**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Composition** Entry Location **Ground Level - no steps** Common Walls
 Cond Plumbing Patio
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction **Stucco**

Lot Description

APNO **422-134-07** Zoning Lot/Block/Tract **23//247**
 Lot **Cleared** Legal
 Sewer **In Street Paid** Water **Meter on Property** Water District Yard **Fully Fenced**
 Distance to Beach (miles)

Community/Association

HS Dist **Newport Mesa Unified School District** Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ **0 + \$ 0** Mello Roos **No**
 Land **Fee** Land Lse/Yr \$
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$337.08** Orig Price \$ **420,000** Prev Price \$ Current Price **\$420,000**

Contact Information

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Neil Hoang
Single Family Residence **Detached**

Residential
RES **Active** [3045 Garfield Ave](#)

Fri, Nov 26, 2010 06:48 PM Ref: 8
Costa Mesa (CM) Price **\$445,000***



South Coast Metro (C3)
Orange County (OR)

Zip **92626-2841**
XSTS Baker and Fairview

TGNO [859B5](#)
 Aerial Map

P751616 [Media: 1](#) **Builder Tract * (OTHR)**
 Bed **4** **Model (*)**
 Baths **2** **Style Other** **Stories One Level**
 View **No View** **Floor**
 ASqFt **1,404 Assessor** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
 ALotSize **7,400** **YrBlt 1962 Assessor** **Land Fee**
 Prkng **Assessor** **Dim 74x100** **Acres 0.17 Assessor**

Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
APPROVED SHORT SALE AT \$445,000.00 APPROVED! APPROVED! PLEASE BRING YOUR BUYERS!. Property in great condition, nice landscaping, large lot. The kitchen has been expanded to include a breakfast bar and customized cabinetry and tile. Super location across from school and park. Directions 405 Freeway, exit on Fairview Rd South, right on Belfast, left on Leon, and you will find Garfield. Special Conditions: Short Sale/Subj to Lender Approval**

Rooms

Bedrooms Living Rm
 Kitchen Dining **Eating Area**
 Total Baths **2** Full Baths **1** 3/4 Baths **1** 1/2 Baths **0** 1/4 Baths **0**
 Baths Desc
 Other

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV Water Heater
 Firepl
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Forced Air** Cooling **Central** Floors **Ceramic Tile**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Composition/Shingle** Entry Location **Ground Level - no steps** Common Walls
 Cond Plumbing Patio
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction **Stucco**

Lot Description

APNO **141-134-24** Zoning Lot/Block/Tract **80//4232**
 Lot Legal
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Newport Mesa Unified School District** Elemen Junior High Sch
 Amenities
 Units HOA Dues **\$ 0 + \$ 0** Mello Roos No
 Land **Fee** Land Lse/Yr \$
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$316.95** Orig Price \$ **380,000** Prev Price \$ **380,000** Current Price **\$445,000**

Contact Information

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Neil Hoang
Single Family Residence **Detached**

Residential
RES **Active** **822 Santiago Rd**

Fri, Nov 26, 2010 06:48 PM
 Costa Mesa (CM)

Ref: 9

Price **\$460,000***



Central Costa Mesa (C4)
Orange County (OR)

Zip **92626-5706**
 XSTS **Adams/Fairview**

TGNO **859C6**
 Aerial Map

P712156 [Media: 5](#) Builder Tract **Mesa Del Mar (MDMA)**
 Bed **4** Model **(1)**
 Baths **2** Style **Ranch** Stories **One Level** Floor
 View **Pool View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **1,415 Assessor** YrBlt **1962 Assessor** Land Fee
 ALotSize **6,510** Assessor Dim **70x93** Acres **0.15 Assessor**
 Prkng **Garage - Front Entry**
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
Bring your paint brush for this quiet location home with easy access to 405, 73 & 55 Freeways. Large 4 brm 2 bath home with large pool & spa. Front porch greets you as you enter home. Large living room with fireplace. Tile kitchen w/dishwasher & double stove. Dining room off kitchen. Master bedroom on one side of house with private 3/4 bathroom. 3 large bedrooms and full bathroom on other side of house. Laundry in the garage. Newer covered patio in rear with large pool & spa. Approved short sale...Seller has agreed to bank's terms, but it will take time to get both 1st & 2nd re-approved with new buyer's name.
 Directions **Off Baker Street & Bear Street. Interior location. Bear St, to St. Clair St, to Drake Avenue to Sonora Road to Santiago Road.**
 Special Conditions: **Notice of Default, Short Sale/Subj to Lender Approval****

Rooms

Bedrooms Living Rm
 Kitchen **Ceramic Counters, Tile Counters** Dining **Family Kitchen, Family Room, Kitchen/Dining Combo**
 Total Baths **2** Full Baths **1** 3/4 Baths **1** 1/2 Baths **0** 1/4 Baths **0**
 Baths Desc **Shower and Tub, Stall Shower, Tiled Shower**
 Other **Laundry In Garage**

Amenities

Pool **In Ground**
 Spa **Private Spa, Gunite, In Ground**
 TV **Cable TV** Water Heater **Gas**
 Firepl **Living Room / Brick / Uses Wood Only**
 Appliances **Built-In Gas Range, Dishwasher, Double Oven, Garbage Disposal**
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Wall-to-Wall Carpet**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Composition/Shingle** Entry Location **Ground Level w/steps** Common Walls **No common walls**
 Cond **As Is** Plumbing
 Other **Faces West, Foundation - Concrete Slab, Subfloor - Slab on Grade** Patio **Covered Patio**
 Structures, Other Doors/Windows
 Exterior Construction **Stucco**

Lot Description

APNO **141-541-06** Zoning Lot/Block/Tract **13//4184**
 Lot **Curbs-Walks, Lot Level-Flat, Street Public** Legal
 Sewer **In, Connected & Paid** Water District Yard
 Distance to Beach (miles) Water **District/Public**

Community/Association

HS Dist **Newport Mesa Unified School District** Elemen **Sonora Elementary** Junior **Davis** High Sch **Costa Mesa High**
 Amenities
 Units **1** HOA Dues \$ **0 + \$ 0** Mello Roos **No**
 Land **Fee** Land Lse/Yr \$
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$325.09** Orig Price \$ **425,000** Prev Price \$ **425,000** Current Price **\$460,000**

Contact Information



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