

Client Full Report with Photo/Map

Neil Hoang
Single Family Residence Detached

Residential
RES Active 18709 Redwood St

Sat, Nov 27, 2010 01:30 PM
Fountain Valley (FV)

Ref: 1

Price \$484,900



Fountain Valley / Northeast HB (16)
Orange County (OR)

Zip 92708-7211
XSTS N/Garfield E/Bushard

TGNO 858D4
Aerial Map

S639496 [Media: 24](#)
 Bed 3 Builder Tract Influential (INFL)
 Baths 2 Model Great House! (G)
 Style Contemporary Stories One Level
 View No View Floor
 ASqFt 1,235 Assessor HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ALotSize 7,440 Assessor YrBlt 1964 Assessor Land Fee
 Prkng Assessor Dim 62x120 Acres 0.17 Assessor
 Garage, # cars 2 Rem # Uncovered Spaces Cprt # Garages RV Acc Range
 \$: No

Range Price Listing: No
Here's your chance to get into a detached single family interior tract home located only 2 blocks to highly sought after Miola School and really build some immediate 'sweat' equity. This is a COSMETIC fixer - needs carpet, paint, a little bathroom work and bam you have a great home in a neighborhood where the last sale was \$520k. It already has a metal tile look roof, a newer furnace, newer oven, new plumbing cleanout and a huge 7440 sq. ft. lot with a fenced in front courtyard and massive rear yard. And best of all this is an EQUITY SALE - NOT a distress or delayed bank response on negotiations.
 Directions Enter on Robin to the East of Bushard half way between Ellis and Garfield. When you come to the stop sign look to the left corner for your new home.
 Special Conditions: Standard Sale or Lease/None

Rooms

Bedrooms All Bedrooms Down, Ground Floor Master Bedroom, Main Floor Living Rm Living Room
 Bedroom, Main Floor Master Bedroom
 Kitchen Tile Counters Dining Country Kitchen, In Kitchen
 Total Baths 2 Full Baths 1 3/4 Baths 1 1/2 Baths 0 1/4 Baths 0
 Baths Desc Shower Over Tub, Stall Shower
 Other

Amenities

Pool No Pool
 Spa No Spa
 TV Water Heater
 Firepl Living Room / Uses Both Gas & Wood
 Appliances Built-In & Freestanding Range, Dishwasher
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating Forced Air Cooling Ceiling Fan(s) Floors Ceramic Tile, Other, Wall-to-Wall Carpet
 Interior Misc
 Disability Access No Interior Steps

Exterior/Structural

Roof Metal Entry Location Ground Level - no steps Common Walls
 Cond As Is, Fixer Plumbing Patio Concrete Slab
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction Stucco/Wood

Lot Description

APNO 157-011-51 Zoning Lot/Block/Tract 36//5015
 Lot Corner Lot, Curbs-Walks, Ocean Side of Freeway, Possible Pool Site, Premium Lot, Room for a Pool Legal
 Sewer In, Connected & Paid Water District/Public Water District FV Yard Block Wall
 Distance to Beach (miles) 3

Community/Association

HS Dist Huntington Beach Union High School District Elemen Miola Junior Miola/Fulton? High Sch FV
 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 \$392.63 Orig Price \$ 484,900 Prev Price \$ Current Price \$484,900

Contact Information



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Office Name: **Mac 1 Funding**

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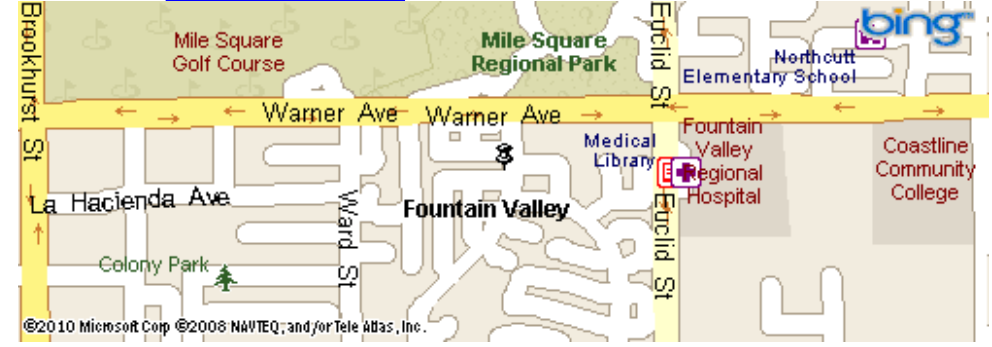
Neil Hoang
Single Family Residence Detached

Residential
RES Active 10753 El Silbido Ave

Sat, Nov 27, 2010 01:30 PM
Fountain Valley (FV)

Ref: 2

Price \$499,000*



Fountain Valley / Northeast HB (16)
Orange County (OR)

Zip **92708-3803**
XSTS **S/Warner W/Euclid**

TGNO **828F7**
Aerial Map

P748843 [Media: 7](#) Builder Tract **none (OTHR)**
 Bed **3** Model **(0)**
 Baths **2** Style **Contemporary** Stories **One Level** Floor
 View **No View** HOA Dues \$ **50 + \$ 0** Land Lse/Yr \$
 ASqFt **1,514** Assessor YrBlit **1971** Assessor Land Fee
 A Lot Size **6,600** Assessor Dim **67x100** Acres **0.15** Assessor
 Prkng **Direct Garage Access**
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range
 \$: **No**

Range Price Listing: **No**
Nice 1 Story Green Valley House. Features Include Vaulted Ceiling In The Living Room, Eat-In Kitchen, nice Master With 2 Closets, Remodeled kichen and bath rooms, Private Backyard, Large Lot. Walk distance to Mile Square Park! Grn Valley Features 3 Pools,2 Clubhouses, 21 Acres Of Private Park + 2 Intract F.V. Schools.
 Directions **S/Warner W/Euclid**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

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

Amenities

Pool **Assoc Pool**
 Spa **Assoc Spa**
 TV Water Heater
 Firepl **Living Room / Uses Both Gas & Wood**
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Central** Cooling **No Air Conditioning** Floors **Carpet - Partial, Ceramic Tile, Concrete Slab**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Composition/Shingle** Entry Location **Ground Level - no steps** Common Walls **2+ common walls**
 Cond Plumbing Patio
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction **Stucco**

Lot Description

APNO **169-293-01** Zoning Lot/Block/Tract **54//6220**
 Lot Legal
 Sewer **In, Connected & Paid** Water District/**Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Other** Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ **50 + \$ 0** Mello Roos No
 Land Fee Land Lse/Yr \$
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$329.59** Orig Price \$ **549,000** Prev Price \$ **549,000** Current Price **\$499,000**

Contact Information

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Neil Hoang
Single Family Residence Detached

Residential
RES Active 17710 Santa Elena St

Sat, Nov 27, 2010 01:30 PM
Fountain Valley (FV)

Ref: 3

Price \$529,900*



Fountain Valley / Northeast HB (16)
Orange County (OR)

Zip 92708-4318
XSTS Magnolia/ Slater

TGNO 858C2
Aerial Map

S636908 [Media: 5](#) Builder Tract **unknown (OTHR)**
 Bed 4 Model (0)
 Baths 2 Style **Contemporary** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **1,629** Assessor YrBlt **1964** Assessor Dim Land Fee
 A Lot Size **7,718** Assessor Acres **0.18** Assessor
 Prkng **Garage Attached**
 Garage, # cars **2 A** Rem # Uncovered Spaces Cprt # Garages RV Acc Range
 \$: **No**

Range Price Listing: **No**
4 bedroom 2 bath home on a corner lot in a great neighborhood in the highly desired Fountain Valley Schools area. Property has a block wall fenced rear yard, large and open kitchen/dining area, fireplace in the living room, tile/carpet flooring and a laundry room. Seller will be in the process of making repairs over the next 7-10 days that will include new carpet, new interior paint and more!
 Directions North on Magnolia from the 405, left on Presidente, right on Santa Elena.
 Special Conditions: **REO/Lender-Owned**

Rooms

Bedrooms **Main Floor Master Bedroom** Living Rm
 Kitchen **Open to Family Room** Dining **Kitchen/Dining Combo**
 Total Baths **2** Full Baths **2** 3/4 Baths **0** 1/2 Baths **0** 1/4 Baths **0**
 Baths Desc **Shower Over Tub, Stall Shower**
 Other

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV Water Heater **Gas**
 Firepl **Living Room / Brick / Uses Both Gas & Wood**
 Appliances **Cooktop - Electric**
 Other
 High or Mid-Rise Amenities
 Security **Fire and Smoke Detection System**

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Carpet - Partial, Laminate**
 Interior Misc **Entrance - Foyer**
 Disability Access **No Interior Steps**

Exterior/Structural

Roof **Composition/Shingle** Entry Location **Ground Level - no steps** Common Walls
 Cond **As Is** Plumbing Patio **Concrete Slab**
 Structures, Other Sprinklers **Front, Rear** Doors/Windows
 Exterior Construction **Stucco/Wood**

Lot Description

APNO **167-541-41** Zoning Lot/Block/Tract **97//5209**
 Lot Legal
 Sewer **Public Sewer** Water District **Public** Water District **Fountain Valley** Yard **Block Wall**
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High School District** Elemen Junior **Fulton** High Sch **Fountain Valley High**
 Amenities
 Units HOA Dues \$ **0 + \$ 0** Mello Roos **No**
 Land Fee
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$325.29** Orig Price \$ **549,900** Prev Price \$ **549,900** Current Price **\$529,900**

Contact Information

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Neil Hoang
Single Family Residence **Detached**

Residential
RES Active **9663 Marigold Ave**

Sat, Nov 27, 2010 01:30 PM
Fountain Valley (FV)

Ref: 4

Price **\$530,000**



Fountain Valley / Northeast HB (16)
Orange County (OR)

Zip **92708-2015**
XSTS Bushard / Heil

TGNO **828D6**
 Aerial Map

P757673 [Media: 1](#) **Builder Tract other (OTHR)**
 Bed **3** **Model (0)**
 Baths **2** **Style Other** **Stories One Level** **Floor**
 View **No View** **YrBlit 1964 Assessor** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
ASqFt 1,280 Assessor **Assessor** **Land Fee**
ALotSize 7,980 **Dim 84x95** **Acres 0.18 Assessor**
 Prkng
 Garage, # cars **2** **Rem 2** **# Uncovered Spaces** **Cprt** **# Garages** **RV Acc** **Range \$: No**

Range Price Listing: **No**
Great home in a NICE FOUNTAIN VALLEY neighborhood with oversized cornerlot of over 7500 squarefootgage. Newly laminated wood floor with enirely new paint in and out. Enclosed patio room could be use as a family room.
 Directions **According to Thomas Guide 2007**
 Special Conditions: **Standard Sale or Lease/None**

Rooms

Bedrooms Living Rm
 Kitchen Dining **Eating Area**
 Total Baths **2** Full Baths **2** 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 **Living Room / Brick / Uses Gas Only**
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Forced Air** Cooling **Central** Floors **Other**
 Interior Misc
 Disability Access **Other - see remarks**

Exterior/Structural

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

Lot Description

APNO **143-223-14** Zoning Lot/Block/Tract **18//4993**
 Lot Legal
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Garden Grove 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 **\$414.06** Orig Price **\$ 530,000** Prev Price \$ Current Price **\$530,000**

Contact Information

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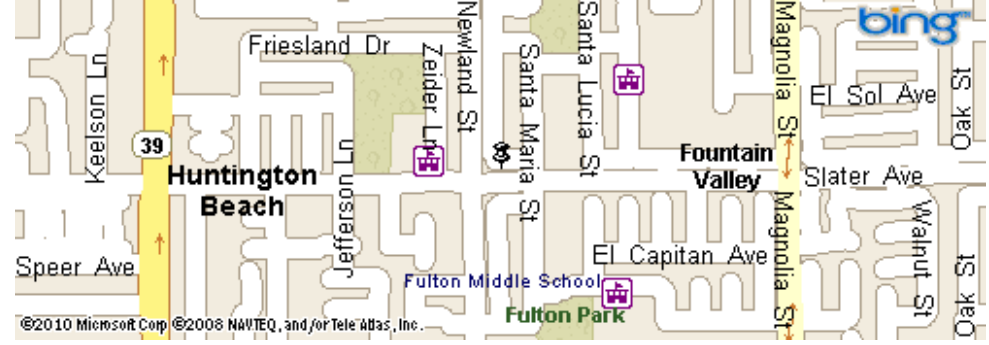
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Neil Hoang **Residential** Sat, Nov 27, 2010 01:30 PM Ref: 5
Single Family Residence Detached RES Active 8548 El Libro Cir Fountain Valley (FV) Price **\$500,000 - \$534,990***



Fountain Valley / Northeast HB (16) Orange County (OR) Zip **92708-3101** TGNO **858B1**
 XSTS s/Slater e/Newland Aerial Map

S624650 [Media: 1](#) Builder Tract **Sherwood Estates (SHER)**
 Bed **4** Model **(a)**
 Baths **2** Style **Contemporary** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$0** Land Lse/Yr \$
 ASqFt **1,568** Assessor YrBlt **1964** Assessor Land Fee
 ALotSize **7,085** Assessor Dim **63x120** Acres **0.16** Assessor
 Prkng # Uncovered Spaces Cprt # Garages RV Acc Range \$: **Yes**
 Garage, # cars **2** Rem

Range Price Listing: **Yes**
This is the perfect home for a lucky buyer!! Fantastic Location in F.V w/ great Schools & minutes to Everything - Freeways, Bella Terra, Schools, & the Beach...Seller is painting the outside of this outstanding home. Will not Last. Seller is Extremely Motivated!!This is 4 bedrooms.. see remarks standard sale
 Directions **newland & slater**
 Special Conditions: **Standard Sale or Lease/None**

Rooms

Bedrooms Living Rm
 Kitchen Dining **In Kitchen**
 Total Baths **2** Full Baths **2** 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 **Other / Brick / Gas Starter**
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

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

Exterior/Structural

Roof **Composition** Entry Location **Other** Common Walls
 Cond Plumbing **Partial Copper Plumbing** Patio
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction **Concrete**

Lot Description

APNO **167-434-22** Zoning Lot/Block/Tract **34//5474**
 Lot Legal
 Sewer **In Street** Water **Other** Water District Yard
 Distance to Beach (miles) **1**

Community/Association

HS Dist **ABC 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 **\$341.19** Orig Price \$ **565,000** Prev Price \$ **535,000** Current Price **\$500,000 - \$534,990**

Contact Information

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Neil Hoang
Single Family Residence **Detached**

Residential
RES **Active** **16778 Pine Cir**

Sat, Nov 27, 2010 01:30 PM
Fountain Valley (FV)

Ref: 6
Price \$548,000*



Fountain Valley / Northeast HB (16)
Orange County (OR)

Zip **92708-2238** TGNO **828C7**
 XSTS **W/Bushard @ Rose - N/Warner - S/Heil** Aerial Map

S628482	Media: 11	Builder Tract Westmont (WMON)							
Bed 4		Model (A)							
Baths 2	Style Traditional	Stories Two Levels		Floor					
View No View				HOA Dues \$ 0 + \$ 0		Land Lse/Yr \$			
ASqFt 1,800 Estimated		YrBlt 1965 Assessor		Land Fee					
ALotSize 8,400		Assessor	Dim	Acres 0.19 Assessor					
Prkng Driveway - Concrete, Garage Door Opener, RV Possible									
Garage, # cars 2	Rem	# Uncovered Spaces	Cprt	# Garages		RV Acc		Range	\$: No

Range Price Listing: **No**
This Premium Lot Cul-De-Sac Location Featuring a Grand Size Back Lawn Makes This Property An Outstanding Value and beyond! Few Features are: Covered Patio, Above Ground Spa Enhanced by Gazebo Style Top cover. Newer Patio French Doors leads to Spacious Living Room with Stone Flooring, Gas Fireplace and is adjacent to Dining-Kitchen Rooms. Kitchen offers Tiled Dining counter and work stations, delightful Garden Window, updated above Stove Microwave. Oversized Second level Bonus Room can be as 4th Bedroom, Game Room, and convenient Home Office - Students Study. Custom Plantation Shutters galore. The Huge Back Yard Boasts w/ Tropical Landscape, Handy hideaway storage shed located at end of Back Lawn. The wide driveway allows for RV Parking! Good Schools Very Well Maintained Neighborhood, Call Agent For Further Details & Inquiries. Directions Take 405 Fwy North to Warner Exit @ Magnolia North,(R) at Heil Ave, Take 1st (R) @ Walnut,(R) @ Gardenia, (L) @ Daisy Ave then (L) @ Pine Circle . OR From Warner to Bushard North to (L)on Rose to Pine Cir.
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms Ground Floor Master Bedroom	Living Rm Living Room
Kitchen Greenhouse Window, Tile Counters	Dining Breakfast Counter/Bar, Family Kitchen
Total Baths 2	3/4 Baths 0
Baths Desc	1/2 Baths 0
Other Bonus Room, Laundry In Garage, Workshop	1/4 Baths 0

Amenities

Pool No Pool	Water Heater Gas
Spa Above Ground	
TV	
Firepl Living Room / Concrete / Gas Starter	
Appliances Dishwasher, Garbage Disposal, Microwave	
Other	
High or Mid-Rise Amenities	
Security	

Interior

Heating Forced Air	Cooling No Air Conditioning	Floors Ceramic Tile, Wall-to-Wall Carpet
Interior Misc Custom Window Covering, Window Shutters		
Disability Access Main Level Entry		

Exterior/Structural

Roof Composition	Entry Location Ground Level - no steps	Common Walls No common walls
Cond No Additions/Alter	Plumbing	Patio Concrete Slab, Covered Patio
Structures, Other Shed	Sprinklers	Doors/Windows French Doors, Vertical Blinds
Exterior Construction Stucco/Wood		

Lot Description

APNO 143-323-24	Zoning	Lot/Block/Tract 65//4638
Lot Cul-De-Sac, Curbs-Walks, Fruit Trees, Lot Shape-Irregular	Legal	
Sewer In, Connected & Paid	Water District	Yard Wood
Distance to Beach (miles)		

Community/Association

HS Dist Huntington Beach Union High School District	Elemen Plavin	Junior Masuda	High Sch Fountain Valley High
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 \$304.44	Orig Price \$ 525,000	Prev Price \$ 525,000	Current Price \$548,000
-------------------------	------------------------------	------------------------------	--------------------------------

Contact Information



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Neil Hoang
Single Family Residence **Detached** **Residential RES Active** **16730 Maple Street St** **Sat, Nov 27, 2010 01:30 PM** **Fountain Valley (FV)** **Price \$549,900*** **Ref: 7**



Fountain Valley / Northeast HB (16) **Orange County (OR)** Zip **92708-2225** **XSTS Bushard and Heil** TGNO **828C7** **Aerial Map**

S599586 [Media: 6](#) **Builder Tract other (OTHR)**
 Bed **5** **Model (0)**
 Baths **3** **Style Contemporary** **Stories Two Levels**
 View **No View** **Floor**
 ASqFt **1,853** **Assessor** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
 A Lot Size **7,200** **YrBlt 1965** **Assessor** **Land Fee**
 Prkng **Garage Attached** **Other** **Dim 60x120** **Acres 0.17** **Assessor**
 Garage, # cars **2 A** **Rem** # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
Gorgeous 5 bedroom 3 bath home with a pool in desirable Fountain Valley location. Two master bedrooms, one downstairs and a spacious Master suite upstairs.

Directions **From Warner Ave., go North on bushard St., turn left on Gardenia, turn left on Avocado St. (becomes Poinsettia Ave.), left on Maple St., house on the left side**

Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

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

Amenities

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

Interior

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

Exterior/Structural

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

Lot Description

APNO **143-284-24** Zoning Lot/Block/Tract **90//4638**
 Lot Legal
 Sewer **In Street** Water **District/Public** Water District **city** Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High School District** Elemen Junior High Sch **Fountain Valley**
 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 **\$296.76** Orig Price **\$ 580,000** Prev Price **\$ 539,000** Current Price **\$549,900**

Contact Information

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Office Phone: 714-724-8812
Office Name: Mac 1 Funding

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Neil Hoang
Single Family Residence **Detached**

Residential RES Active **9210 Mallard Ave** **Fountain Valley (FV)** **Price \$550,000**

Sat, Nov 27, 2010 01:30 PM

Ref: 8



Fountain Valley / Northeast HB (16)
Orange County (OR)

Zip **92708-6424**
 XSTS **E/MAGNOLIA S/ELLIS**

TGNO **858C4**
 Aerial Map

S603594 [Media: 1](#) Builder Tract **Royal Homes (ROYA)**
 Bed **3** Model **(0)**
 Baths **2** Style **Ranch** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **1,471** Assessor YrBlt **1965** Assessor
 ALotSize **7,242** Assessor Dim **71x102** Land Fee
 Prkng Acres **0.17** Assessor
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
Property shows well. Large lot with spa and play equipment. Fountain Valley schools. Good location!
 Directions **E/Magnolia S/Ellis, In on Jay and turn left and first right on Mallard**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

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

Amenities

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

Interior

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

Exterior/Structural

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