

Neil Hoang
Single Family Residence Detached

Residential
RES Active 12682 Hazel Ave

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG) Price \$250,000 Ref: 1



Garden Grove E of Euclid, W of Harbor (64)
Orange County (OR)

Zip **92841-4723**
XSTS **MAGNOLIA**

TGNO **798B6**
Aerial Map

P760284 [Media: 1](#) Builder Tract **OTHR (OTHR)**
Bed 2 Model **(0)**
Baths 1 Style **Other** Stories **One Level** Floor
View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
ASqFt **864 Assessor** YrBlt **1951 Assessor** Land Fee
ALotSize **7,370 Assessor** Dim **67x110** Acres **0.17 Assessor**
Prkng **Above Street Level Parking, Driveway**
Garage, # cars **0** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
PROPERTY IS IN GOOD CONDITION. IT IS A SHORTSALE. PLEASE, DO NOT DISTURB OCCUPANTS.
Directions **MAGNOLIA/ LAMPSON**
Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms **All Bedrooms Down** Living Rm **Living Rm Entrance**
Kitchen **Tile Counters** Dining **Kitchen/Dining Combo**
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
Appliances
Other
High or Mid-Rise Amenities
Security

Interior

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

Exterior/Structural

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

Lot Description

APNO **133-281-26** Zoning Lot/Block/Tract **45//1355**
Lot Legal
Sewer **Public Sewer, Sewer Other** Water Meter on Property Water District Yard
Distance to Beach (miles)

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 **\$289.35** Orig Price \$ **250,000** Prev Price \$ Current Price **\$250,000**

Contact Information

Presented By: **Neil Hoang, BS, MS** DRE License: **01340419** Preferred Phone: **714-724-8826**
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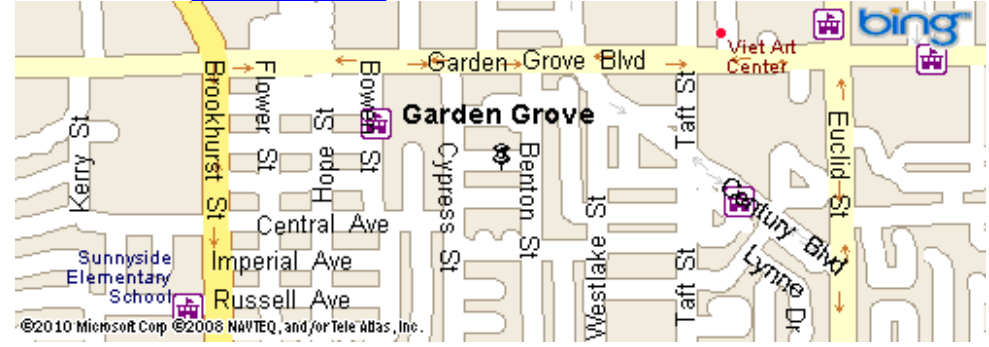
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Neil Hoang
Single Family Residence **Detached**

Residential RES **Active** **10432 Bonnie Dr**

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 2
Price \$260,000



Garden Grove E of Euclid, W of Harbor (64)
Orange County (OR)

Zip **92843-1115**
XSTS Brookhurst and Garden Grove Blvd.

TGNO **798E7**
 Aerial Map

P748381	Media: 1	Builder Tract Custom (CUST)				
Bed 1		Model (c)				
Baths 1	Style Traditional	Stories One Level		Floor		
View City View				HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$	
ASqFt 482 Assessor		YrBlt 1940 Assessor		Land Fee		
ALotSize 6,760		Assessor	Dim 135x50	Acres 0.16 Assessor		
Prkng						
Garage, # cars 1	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	
Range Price Listing: No					Range \$: No	

Directions **Between Garden Grove and Brookhurst, Fwy 22 exit towards Euclid**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms					
Bedrooms				Living Rm	
Kitchen				Dining Eating Area	
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 Living Room / Uses Gas Only					
Appliances					
Other					
High or Mid-Rise Amenities					
Security					

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

Exterior/Structural					
Roof Composition/Shingle		Entry Location Other		Common Walls	
Cond		Plumbing		Patio	
Structures, Other		Sprinklers		Doors/Windows	
Exterior Construction Shingle, Wood					

Lot Description					
APNO 099-063-11				Zoning	Lot/Block/Tract 8/B/438
Lot				Legal	
Sewer Public Sewer		Water Public Hook-Up Available		Water District	Yard
Distance to Beach (miles)					

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

Listing Activity					
LP/SqFt \$539.42		Orig Price \$ 260,000		Prev Price \$	Current Price \$260,000

Contact Information					
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Voicemail:		Blog: www.TravelVietnamNetwork.com		Office Phone: 714-724-8812	
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Neil Hoang
Single Family Residence **Detached**

Residential RES **Active** **13142 Palm St**

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 3

Price **\$261,000***



Garden Grove N of Chapman, W of Euclid (62)
Orange County (OR)

Zip **92843-1817**
XSTS Garden Grove/Harbor

TGNO **798J7**
 Aerial Map

P684294	Media: 1	Builder Tract Other (OTHR)						
Bed 3	Style Traditional	Model (0)	Stories One Level	Floor	HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$		
Baths 1		YrBlt 1954	Assessor	Dim 115x62	Land Fee	Acres 0.17	Assessor	
View No View		Prkng						
ASqFt 998	Appraiser							
ALotSize 7,245								
Garage, # cars 1	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: No		

Range Price Listing: **No**
Single Family Residence with patio converted to bedroom -- buyer to verify if permitted. Large Lot (7,245 s.f.)Great opportunity
 Directions **Garden Grove Blvd. and Harbor**
 Special Conditions: **REO/Lender-Owned**

Rooms

Bedrooms	Living Rm			
Kitchen	Dining	Breakfast Nook		
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 **Living Room / Other**
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Water Heater

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Other**
 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 101-343-01	Zoning	Lot/Block/Tract 57//1936
Lot	Legal	
Sewer In Street	Water District/Public	Water District
Distance to Beach (miles)		Yard

Community/Association

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

Listing Activity

LP/SqFt \$261.52	Orig Price \$ 369,900	Prev Price \$ 299,900	Current Price \$261,000
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Contact Information

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Neil Hoang **Residential** Fri, Nov 26, 2010 06:41 PM Ref: 4
Single Family Residence Detached RES Active 12241 Lampson Ave Garden Grove (GG) Price \$283,000



Garden Grove E of Euclid, W of Harbor (64) Zip **92840-5730** TGNO **798J5**
Orange County (OR) XSTS **Lampson/Buaro** Aerial Map

S637841 [Media: 4](#) Builder Tract **unk (OTHR)**
 Bed **3** Model **(0)**
 Baths **2** Style **Bungalow** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **987 Assessor** YrBlt **1953 Assessor** Land Fee
 A Lot Size **7,150** Assessor Dim **65x110** Acres **0.16 Assessor**
 Prkng **Garage - Side Entry, Garage - Single Door, Garage Attached**
 Garage, # cars **1 A** Rem # Uncovered Spaces Cprt # Garages RV Acc Range
 \$: **No**

Range Price Listing: **No**
Great price on a 3 bedroom house centered a lot over 7000 sq ft--easy to add on in three direction if a larger house is desied. Property could use some TLC and updating, but offers walk-to elem and middle schools at an affordable payments. Kitchen was updated a few years ago with granite counters, and small dining room has been added. Plenty of room to expand with large front, side, and rear yards.
 Directions From Harbor and Lampson, go west to Buaro, and turn right and into driveway (front door and drive face Buaro). Feel free to park in driveway.
 Special Conditions: **REO/Offer(s) Submitted**

Rooms

Bedrooms **All Bedrooms Down, Main Floor Bedroom** Living Rm **Living Rm Entrance, Living Room**
 Kitchen **Granite Counters** Dining **Other Dining**
 Total Baths **2** Full Baths **1** 3/4 Baths **0** 1/2 Baths **1** 1/4 Baths **0**
 Baths Desc
 Other

Amenities

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

Interior

Heating **Wall Gas** Cooling **No Air Conditioning** Floors **Carpet - Partial, Ceramic Tile**
 Interior Misc
 Disability Access **No Interior Steps**

Exterior/Structural

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

Lot Description

APNO **231-452-28** Zoning Lot/Block/Tract **90//1923**
 Lot **Corner Lot** Legal
 Sewer **In, Connected & Paid** Water District/**Public** Water District **Garden Grove** Yard
 Distance to Beach (miles)

Community/Association

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

Listing Activity

LP/SqFt **\$286.73** Orig Price **\$ 283,000** Prev Price \$ Current Price **\$283,000**

Contact Information

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Neil Hoang
 Single Family Residence Detached

Residential RES Active
 13345 Ramona Dr

Fri, Nov 26, 2010 06:41 PM
 Garden Grove (GG)

Ref: 5
 Price \$290,000



Garden Grove E of Euclid, W of Harbor (64)
 Orange County (OR)

Zip 92843-2642
 XSTS EUCLID

TGNO 798G7
 Aerial Map

P760287 [Media: 1](#) Builder Tract **OTHR (OTHR)**
 Bed 3 Model **(0)**
 Baths 1 Style **Other** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **976 Assessor** YrBlt **1953 Assessor** Land Fee
 A Lot Size **7,700 Assessor** Dim **64x120** Acres **0.18 Assessor**
 Prkng **Garage - Two Door**
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
SHORTSALE- PLEASE, DO NOT DISTURB OCCUPANT.
 Directions **EUCLID/GARDEN GROVE**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms **All Bedrooms Down** Living Rm **Living Rm Entrance**
 Kitchen **Ceramic Counters** Dining **Kitchen/Dining Combo**
 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
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Concrete Slab**
 Interior Misc
 Disability Access **None**

Exterior/Structural

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

Lot Description

APNO **100-101-22** Zoning Lot/Block/Tract **11//1852**
 Lot Legal
 Sewer **Public Sewer** Water **Meter on Property** 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
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$297.13** Orig Price \$ **290,000** Prev Price \$ Current Price **\$290,000**

Contact Information

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Primary e-mail address: neilhoang@yahoo.com

Website address: www.BestHomeINC.com

Office Name: **Mac 1 Funding**

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Neil Hoang
Single Family Residence Detached

Residential
RES Active 12161 Firebrand St

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG) Price \$295,000* Ref: 6



Orange & Garden Grove, E of Harbor, N of 22 Fwy (72)
Orange County (OR)

Zip 92840-
XSTS Trask

TGNO 799A4
Aerial Map

P748072 [Media: 1](#) Builder Tract **Custom (CUST)**
 Bed 3 Model (0)
 Baths 2 Style Other Stories One Level
 View No View Floor
 ASqFt 1,123 Estimated YrBlt 1954 Estimated HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ALotSize 7,800 Estimated Dim Acres
 Prkng Garage Door Opener
 Garage, # cars 2 Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No

Range Price Listing: No
 3 BEDS/2Baths Home.closed to the block of orange.great for first time buyer.
 Directions North Farview and Firebrand St
 Special Conditions: Short Sale/Subj to Lender Approval**

Rooms

Bedrooms Living Rm Living Room
 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 Laundry In Garage

Amenities

Pool No Pool
 Spa Other
 TV Water Heater Electric
 Firepl Other / Other
 Appliances None
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating Electric Cooling Other Floors Laminate
 Interior Misc
 Disability Access Other - see remarks

Exterior/Structural

Roof Composition/Shingle Entry Location Other Common Walls
 Cond As Is Plumbing Full Copper Plumbing Patio Patio
 Other 220V Other - See Remarks Sprinklers Manual Doors/Windows
 Structures, Other
 Exterior Construction Composition

Lot Description

APNO 231-633-13 Zoning Lot/Block/Tract 16//2139
 Lot Legal
 Sewer In Street Paid Water District/Public Water District Yard Yard
 Distance to Beach (miles)

Community/Association

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

Green Features

Green Features: Other, See Remarks

Listing Activity

LP/SqFt \$262.69 Orig Price \$ 395,000 Prev Price \$ 330,000 Current Price \$295,000

Contact Information



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Neil Hoang
Single Family Residence **Detached**

Residential RES **Active** **11941 West St**

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 7

Price **\$300,000***



Garden Grove E of Euclid, W of Harbor (64)
Orange County (OR)

Zip **92840-2552**
XSTS Chapman / Ninth st

TGNO **798H4**
 Aerial Map

P752889 [Media: 1](#) **Builder Tract a (OTHR)**
 Bed **4** **Model a (a)**
 Baths **2** **Style Contemporary** **Stories One Level**
 View **No View** **Floor**
 ASqFt **1,314** **Assessor** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
 A Lot Size **6,550** **YrBlt 1953** **Assessor** **Land Fee**
 Prkng **Garage Attached** **Assessor** **Dim 65x100** **Acres 0.15** **Assessor**

Garage, # cars 2 A	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: No
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Range Price Listing: **No**
This Home Is Located In The Desirable Area In Garden Grove, Close To Disney Land.
 Directions **see google maps**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

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

Amenities

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

Water Heater

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 - no steps	Common Walls
Cond	Plumbing	Patio
Structures, Other	Sprinklers	Doors/Windows
Exterior Construction Stucco		

Lot Description

APNO 090-356-14	Zoning	Lot/Block/Tract 154//1894
Lot	Legal	
Sewer In, Connected & Paid	Water District/Public	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 a		

Listing Activity

LP/SqFt \$228.31	Orig Price \$ 325,000	Prev Price \$ 345,000	Current Price \$300,000
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Contact Information

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Neil Hoang
Single Family Residence Detached

Residential RES Active
12321 Granite Pl

Fri, Nov 26, 2010 06:41 PM
 Garden Grove (GG) Ref: 8
 Price **\$300,000***



Garden Grove E of Euclid, W of Harbor (64) Zip **92843-1812**
Orange County (OR) XSTS **PALM/GARDEN GROVE BLVD**

TGNO **798J6**
 Aerial Map

P753510	Media: 1	Builder Tract N/A (OTHR)					
Bed 3	Style Colonial	Model (0)		Floor	HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$	
Baths 1		Stories One Level			Land Fee		
View No View		YrBlt 1954 Assessor		Dim 66x112	Acres 0.17 Assessor		
ASqFt 1,112 Assessor		Assessor					
ALotSize 7,392							
Prkng							
Garage, # cars 2	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: No	

Range Price Listing: **No**
SHORT SALE HAS BEEN APPROVED, PLEASE SUMMIT YOUR OFFERS
 Directions **SEE MAP QUEST**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms	Living Rm				
Kitchen	Dining Eating Area				
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 Forced Air	Cooling No Air Conditioning	Floors Ceramic Tile
Interior Misc		
Disability Access None		

Exterior/Structural

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

Lot Description

APNO 101-343-56	Zoning	Lot/Block/Tract 38//1671
Lot	Legal	
Sewer In Street Paid	Water District/Public	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 \$269.78	Orig Price \$ 350,000	Prev Price \$ 310,000	Current Price \$300,000
-------------------------	------------------------------	------------------------------	--------------------------------

Contact Information

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Preferred Phone Ext:	Agent Direct Phone Number: 714-982-7732	Agent Toll Free Phone Number:
Preferred Fax: 714-636-1978	Mobile Phone: 714-982-7732	Pager: 714-724-8812
Voicemail:	Blog: www.TravelVietnamNetwork.com	Office Phone: 714-724-8812
Primary e-mail address: neilhoang@yahoo.com	Website address: www.BestHomeINC.com	Office Name: Mac 1 Funding



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Neil Hoang
Single Family Residence Detached

Residential
RES Active 12322 ELMWOOD St

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 9

Price \$305,000*



Garden Grove S of Chapman, W of Euclid (63)
Orange County (OR)

Zip 92840-3472

TGNO 798G5

XSTS Lampson & Euclid

Aerial Map

MRM-110102345

[Media: 3](#)

Builder Tract ()

Bed 3
Baths 1
View No View
ASqFt 1,024 Assessor
ALotSize 8,262
Prkng Garage Detached

Style

Model ()
Stories One Level

Floor
HOA Dues \$ + \$
Land Fee
Acres

Land Lse/Yr \$

Garage, # cars 2 D

Rem

Uncovered Spaces

Dim

Cprt # Garages

RV Acc

Range \$: No

Range Price Listing: No

Nice Property In the city of Garden Grove, 3 Bedrooms and 1 bath, Short Sale Subject To lender's Approval.

Directions

Special Conditions: Notice of Default, Short Sale/Subj to Lender Approval**

Rooms

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

Amenities

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

Water Heater

Interior

Heating Cooling Central
Interior Misc
Disability Access Floors

Exterior/Structural

Entry Location
Common Walls No common walls
Roof Plumbing
Patio
Cond Sprinklers
Doors/Windows
Structures, Other
Exterior Construction

Lot Description

APNO 09008107
Lot
Sewer Water District/Public
Distance to Beach (miles)
Zoning
Legal
Water District
Yard
Lot/Block/Tract 14//1302

Community/Association

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

Listing Activity

LP/SqFt \$297.85
Orig Price \$ 325,000
Prev Price \$
Current Price \$305,000

Contact Information

Presented By: Neil Hoang, BS, MS
Preferred Phone Ext:
Preferred Fax: 714-636-1978
Voicemail:

DRE License: 01340419
Agent Direct Phone Number: 714-982-7732
Mobile Phone: 714-982-7732
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Preferred Phone: 714-724-8826
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Office Phone: 714-724-8812



Primary e-mail address: neilhoang@yahoo.com

Website address: www.BestHomeINC.com

Office Name: **Mac 1 Funding**

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Neil Hoang
Single Family Residence **Detached** **Residential RES Active** **13262 Buena Way** **Garden Grove (GG)** **Price \$305,000** **Fri, Nov 26, 2010 06:41 PM** **Ref: 10**



Orange & Garden Grove, E of Harbor, N of 22 Fwy (72) **Zip 92843-3004** **TGNO 799A7**
Orange County (OR) **XSTS ORANGE & GARDEN GROVE** **Aerial Map**

P745707 [Media: 1](#) **Builder Tract UNKNOWN (OTHR)**
Bed 3 **Model (0)**
Baths 2 **Style A-Frame** **Stories One Level** **Floor**
View Pool View **YrBlt 1955 Assessor** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
ASqFt 1,066 Assessor **Assessor** **Land Fee**
ALotSize 7,546 **Dim 77x98** **Acres 0.17 Assessor**
Prkng Garage Detached
Garage, # cars 2 D **Rem 1** **# Uncovered Spaces** **Cprt 1** **# Garages 1** **RV Acc 0** **Range \$: No**

Range Price Listing: No
THIS PROPERTY IS IN A NICE AREA OF GARDEN GROVE, CLOSE TO SCHOOLS, PARKS, AND EASY ACCES TO FREEWAYS 22 AND 5 HURRY THIS ONE WILL NOT LAST LONG FIRST TIME HOME BUYERS THIS IS YOUR DREAM HOUSE
Directions GARDEN GROVE E OF HARBOR N OF 22 FREEWAY CROSS STREETS TRASK AND FARVIEW
Special Conditions: Short Sale/Subj to Lender Approval**

Rooms

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

Amenities

Pool In Ground
Spa Other
TV TV Antenna **Water Heater Gas**
Firepl
Appliances Dishwasher
Other
High or Mid-Rise Amenities
Security Fire and Smoke Detection System

Interior

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

Exterior/Structural

Roof Composition/Shingle **Entry Location Other** **Common Walls No common walls**
Cond **Plumbing Full Copper Plumbing** **Patio**
Structures, Other **Sprinklers** **Doors/Windows**
Exterior Construction Stucco

Lot Description

APNO 101-062-41 **Zoning** **Lot/Block/Tract 61//2097**
Lot **Legal**
Sewer In, Connected & Paid **Water Other** **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 UNKNOWN**

Listing Activity

LP/SqFt \$286.12 **Orig Price \$ 305,000** **Prev Price \$** **Current Price \$305,000**

Contact Information

Presented By: **Neil Hoang, BS, MS** DRE License: **01340419** Preferred Phone: **714-724-8826**
 Preferred Phone Ext: Agent Direct Phone Number: **714-982-7732** Agent Toll Free Phone Number:
 Preferred Fax: **714-636-1978** Mobile Phone: **714-982-7732** Pager: **714-724-8812**



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