

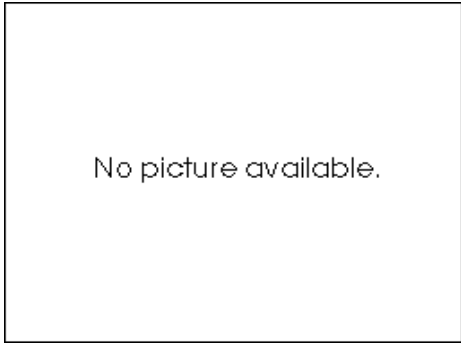
Client Full Report with Photo/Map

Neil Hoang
Single Family Residence Detached

Residential
RES Active 5921 Chinook Dr

Sat, Nov 27, 2010 01:33 PM
Huntington Beach (HB) Price \$399,000

Ref: 1



Northwest Huntington Beach (17)
Orange County (OR)

Zip 92647-2105
XSTS Bolsa & Springdale

TGNO 827E2
Aerial Map

S639848 Media: 0 Builder Tract other (OTHR)
 Bed 4 Model (1)
 Baths 2 Style Other Stories One Level
 View No View Floor
 ASqFt 1,216 Assessor HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ALotSize 7,000 Assessor Dim Acres 0.16 Assessor
 Prkng Driveway # Uncovered Spaces Cprt # Garages RV Acc Range \$: No
 Garage, # cars 2 Rem

Range Price Listing: No
Great Huntington Beach value. Good sized kitchen/dining area and living room. Perfect for value concious buyers.

Directions Please Use GPS
Special Conditions: Short Sale/Offer(s) Submitted, Short Sale/Subj to Lender Approval**

Rooms

Bedrooms Living Rm Living Room
 Kitchen Dining Breakfast Nook
 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 / Uses Both Gas & Wood
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating Natural Gas Cooling No Air Conditioning Floors Wall-to-Wall Carpet
 Interior Misc
 Disability Access None

Exterior/Structural

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

Lot Description

APNO 195-221-14 Zoning Lot/Block/Tract 21//4361
 Lot Legal
 Sewer In, Connected & Paid Water District/Public Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist Huntington Beach Union High 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 \$328.13 Orig Price \$ 399,000 Prev Price \$ Current Price \$399,000

Contact Information

Presented By: Neil Hoang, BS, MS
 Preferred Phone Ext:
 Preferred Fax: 714-636-1978
 Voicemail:
 Primary e-mail address: neilhoang@yahoo.com

DRE License: 01340419
 Agent Direct Phone Number: 714-982-7732
 Mobile Phone: 714-982-7732
 Blog: www.TravelVietnamNetwork.com
 Website address: www.BestHomeINC.com

Preferred Phone: 714-724-8826
 Agent Toll Free Phone Number:
 Pager: 714-724-8812
 Office Phone: 714-724-8812
 Office Name: Mac 1 Funding



The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® **CARETS**



The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® **CARETS**

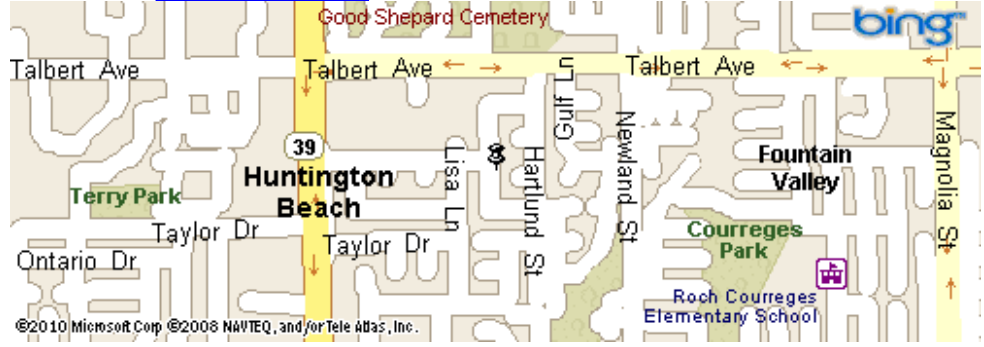
Neil Hoang
Single Family Residence Detached

Residential
RES Active 18162 Wharton Ln

Sat, Nov 27, 2010 01:33 PM
Huntington Beach (HB)

Ref: 3

Price \$433,105*



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

Zip 92646-1557
XSTS E of Beach/N of Ellis

TGNO 858A3
Aerial Map

S636826	Media: 13	Builder Tract Huntington Crest (old) (HCRO)						
Bed 3		Model (0)						
Baths 2	Style Cottage	Stories One Level		Floor				
View No View				HOA Dues \$ 0 + \$ 0		Land Lse/Yr \$		
ASqFt 1,280 Assessor		YrBlt 1956 Assessor		Land Fee				
ALotSize 7,199		Assessor	Dim 64x111	Acres 0.17 Assessor				
Prkng Driveway								
Garage, # cars 2	Rem	# Uncovered Spaces	Cprt	# Garages		RV Acc		Range \$: No

Range Price Listing: **No**
Nice Huntington Crest Home with 3 good sized bedrooms. Some updating completed by previous and current owners, but still needs work. Wonderful opportunity to own a great home in Huntington Beach in this wonderful neighborhood that is close to everything.
 Directions **Beach N to Sterling E to Wharton**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms Main Floor Bedroom			Living Rm Living Room	
Kitchen			Dining Eating Area, In Kitchen	
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 **Dishwasher, Freestanding Gas Range, Garbage Disposal, Gas Dryer Hook Up**
 Other
 High or Mid-Rise Amenities
 Security

Interior

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

Exterior/Structural

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

Lot Description

APNO **157-325-14** Zoning Lot/Block/Tract **63//2699**
 Lot Legal
 Sewer **In Street Paid** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High 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 **\$338.36** Orig Price \$ **470,000** Prev Price \$ **455,900** Current Price **\$433,105**

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**
 Blog: www.TravelVietnamNetwork.com

Preferred Phone: **714-724-8826**
 Agent Toll Free Phone Number:
 Pager: **714-724-8812**
 Office Phone: **714-724-8812**



Primary e-mail address: neilhoang@yahoo.com

Website address: www.BestHomeINC.com

Office Name: **Mac 1 Funding**

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® **CARETS**

Neil Hoang
Single Family Residence Detached

Residential
RES Active 8411 Amsterdam Dr

Sat, Nov 27, 2010 01:33 PM
Huntington Beach (HB)

Ref: 4

Price \$445,000



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

Zip 92647-6005
XSTS Newland / Warner

TGNO 828A7
Aerial Map

S639071	Media: 25	Builder Tract Dutch Haven America (16) (DHAM)							
Bed 3		Model (0)							
Baths 2	Style Ranch	Stories One Level							
View No View									
ASqFt 1,684 Assessor		YrBlt 1962 Assessor							
ALotSize 7,056		Assessor	Dim 72x98						
Prkng RV Access/Parking									
Garage, # cars 2	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc				Range \$: No

Range Price Listing: **No**
Charming single story Dutchaven on huge lot for RV or boat parking, This 3 bedroom 2 bath home with open beam catedral ceilings and entire row of shed-dormer windows gives it lots of natural light through out and custom lighting, Ladder leads to adorable loft with dormer window and skylight great for childrens hide-away, Huge added family room with atrium, inside laundry area, italin tile flooring, leaded glass cottage style windows, Kitchen features cathedral ceiling with newer 5-burner cook top, newer oven and slider door leading to backyard. There are 2 seperate yards with raised planters and blockwall fencing and 2 orange, lime, gratefruit trees. Garage has built-in storage cabinets & roll-up door, Close to beach, shopping, freeway, parks, entertainment, and excellent schools.
 Directions **Warner / Newland Enter off of Rotterdam**
 Special Conditions: **Standard Sale or Lease/None**

Rooms

Bedrooms Main Floor Bedroom	Living Rm Living Room
Kitchen	Dining Kitchen/Dining Combo
Total Baths 2	Full Baths 1
Baths Desc Shower and Tub	3/4 Baths 1
Other Atrium, Family Room, Loft	1/2 Baths 0
	1/4 Baths 0

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV **Cable TV**
 Water Heater **Strapped**
 Firepl **Living Room / Brick / Uses Both Gas & Wood**
 Appliances **Cooktop - Gas, Gas Oven, Gas/Elec Dryer Hook Up**
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Natural Gas** Cooling **Ceiling Fan(s)** Floors **Bamboo Flooring, Carpet - Partial, Ceramic Tile**
 Interior Misc **Block Walls, Cathedral-Vaulted Ceilings**
 Disability Access **None**

Exterior/Structural

Roof **Composition** Entry Location **Ground Level - no steps** Common Walls
 Cond **As Is** Plumbing **Partial Copper Plumbing** Patio **Other**
 Structures, Other Sprinklers **Manual** Doors/Windows
 Exterior Construction **Brick and Wood**

Lot Description

APNO **167-351-14** Zoning Lot/Block/Tract **77//3862**
 Lot Legal
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard **Block Wall**
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High 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 **\$264.25** Orig Price **\$ 445,000** Prev Price \$ Current Price **\$445,000**

Contact Information



Presented By: **Neil Hoang, BS, MS**
Preferred Phone Ext:
Preferred Fax: **714-636-1978**
Voicemail:
Primary e-mail address: neilhoang@yahoo.com

DRE License: [01340419](#)
Agent Direct Phone Number: **714-982-7732**
Mobile Phone: **714-982-7732**
Blog: www.TravelVietnamNetwork.com
Website address: www.BestHomeINC.com

Preferred Phone: **714-724-8826**
Agent Toll Free Phone Number:
Pager: **714-724-8812**
Office Phone: **714-724-8812**
Office Name: **Mac 1 Funding**

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® 

Neil Hoang
Single Family Residence **Detached**

Residential
RES Active [16871 ROSS Ln](#)

Sat, Nov 27, 2010 01:33 PM
Huntington Beach (HB) Ref: 5
 Price **\$449,900***



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

Zip **92647-**
XSTS WARNER

TGNO [828B7](#)
 Aerial Map

ITC-12143681	Media: 5	Builder Tract ()			
Bed 3		Model ()			
Baths 2	Style Contemporary	Stories One Level		Floor 0 of 0	
View No View		YrBlt 1960		HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$ 0
ASqFt 1,948	Landlord/Tenant/Seller	Landlord/Tenant/Seller		Land Fee	
ALotSize 7,000			Dim	Acres 0.16	Landlord/Tenant/Seller
Prkng Garage Door Opener, Parking Space, Garage Attached, RV Access/Parking			Cprt 0	# Garages	RV Acc
Garage, # cars 2 A	Rem 0	# Uncovered Spaces 0			Range \$: No

Range Price Listing: **No**
A contemporary piece of art in one the most desirable neighborhoods of Huntington Beach. The charming curb appeal decorating with attractive landscaping, palm trees, lamp post and a long drive way which welcome you to it's hidden front door. Behind that front door opens to a whole world of privacy, coziness living room with wood-beams, vaulted ceiling, newer dark-wood color laminate floor and a gas-burner fireplace, ready for you to decorate your up coming Holidays or just sit back and enjoy your quiet evenings with a glass of wine and your favorite book. Connect to living room is wide open family room where kids can run free. Leaving family room through sliding door, you will be in the sunroom where you can enjoy all of your private parties with your love ones on sunny or rainy days. You also can enjoy the upgraded kitchen with polished wood cabinets, counter tops which opens to formal dinning room. Make this home yours!!!
 Directions **405 - South Magnolia- Right onto Warner- Right onto Ross Lane**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms	Living Rm
Kitchen	Dining Formal Dining Rm, Breakfast Counter/Bar, Family Kitchen, Formal Dining Rm
Total Baths 2	Full Baths 1
Baths Desc	3/4 Baths 1
Other Family Room	1/2 Baths 0
	1/4 Baths 0

Amenities

Pool
 Spa
 TV Water Heater
 Firepl **Living Room / Uses Gas Only**
 Appliances **Dishwasher, Garbage Disposal**
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Natural Gas, Forced Air** Cooling **Central** Floors
 Interior Misc
 Disability Access

Exterior/Structural

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

Lot Description

APNO	Zoning	Lot/Block/Tract //
Lot	Legal	
Sewer In, Connected & Paid	Water District	Yard
Distance to Beach (miles)	Water District/Public	

Community/Association

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

Listing Activity

LP/SqFt \$230.95	Orig Price \$ 499,000	Prev Price \$	Current Price \$449,900
-------------------------	------------------------------	---------------	--------------------------------

Contact Information



Presented By: **Neil Hoang, BS, MS**
Preferred Phone Ext:
Preferred Fax: **714-636-1978**
Voicemail:
Primary e-mail address: neilhoang@yahoo.com

DRE License: [01340419](#)
Agent Direct Phone Number: **714-982-7732**
Mobile Phone: **714-982-7732**
Blog: www.TravelVietnamNetwork.com
Website address: www.BestHomeINC.com

Preferred Phone: **714-724-8826**
Agent Toll Free Phone Number:
Pager: **714-724-8812**
Office Phone: **714-724-8812**
Office Name: **Mac 1 Funding**

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® 

Neil Hoang
 Single Family Residence Detached

Residential
 RES Active 7001 Betty Dr

Sat, Nov 27, 2010 01:33 PM
 Huntington Beach (HB)

Ref: 6

Price \$459,000*



West Huntington Beach (15)
 Orange County (OR)

Zip 92647-5448
 XSTS Goldenwest

TGNO 857H1
 Aerial Map

U10002966 [Media: 5](#) Builder Tract **Custom (CUST)**
 Bed 3 Model (1)
 Baths 2 Style **Bungalow** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **1,850 Assessor** YrBlt **1961 Assessor** Land Fee
 A Lot Size **7,154** Assessor Dim **73x98** Acres **0.16 Assessor**
 Prkng **Garage Attached** # Uncovered Spaces Cprt # Garages RV Acc Range
 Garage, # cars **2 A** Rem \$: **No**

Range Price Listing: **No**
Lovely single story 3 bedroom in prime Huntington Beach location. Newly remodeled kitchen, with fresh paint and carpet in decorator colors throughout. Large family room with great brick fireplace. French doors leading to wonderful entertaining backyard with fabulous patio cover. Great location, walking distance to Huntington Beach Central Park!
 Directions **On The Corner of Warner & Goldenwest**
 Special Conditions: **Standard Sale or Lease/None**

Rooms

Bedrooms Living Rm
 Kitchen **Remodeled** Dining **Kitchen/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 **Family Room / Uses Gas Only**
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Wall Gas** Cooling **No Air Conditioning** Floors **Carpet - Partial, Pavers**
 Interior Misc
 Disability Access **None**

Exterior/Structural

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

Lot Description

APNO **165-202-07** Zoning Lot/Block/Tract **1//4053**
 Lot Legal
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High 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 **\$248.11** Orig Price \$ **535,000** Prev Price \$ **475,000** Current Price **\$459,000**

Contact Information

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

DRE License: **01340419**
 Agent Direct Phone Number: **714-982-7732**
 Mobile Phone: **714-982-7732**

Preferred Phone: **714-724-8826**
 Agent Toll Free Phone Number:
 Pager: **714-724-8812**



Voicemail:
Primary e-mail address: neilhoang@yahoo.com

Blog: www.TravelVietnamNetwork.com
Website address: www.BestHomeINC.com

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

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® 

Neil Hoang
Single Family Residence Detached

Residential
RES Active 16171 Howland Ln

Sat, Nov 27, 2010 01:33 PM
Huntington Beach (HB) Price \$464,900* Ref: 7



Northwest Huntington Beach (17)
Orange County (OR)

Zip 92647-4007
XSTS N/Heil S/Edinger E/Edwards

TGNO 827G6
Aerial Map

S637058 [Media: 26](#) Builder Tract **Sunshine (SUHB)**
 Bed 3 Model a (a)
 Baths 2 Style Traditional Stories One Level Floor 1 of 1
 View No View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ASqFt 1,279 Assessor YrBlt 1964 Assessor Dim 70x100 Acres 0.16 Assessor
 ALotSize 7,000
 Prkng Deeded Parking/Garage, Direct Garage Access, Driveway - Concrete, Garage - Side Entry, Garage - Two Door, Garage Attached, Garage Door Opener, RV Possible
 Garage, # cars 2 A Rem 1 # Uncovered Spaces Cprt 0 # Garages 2 RV Acc Range \$: No

Range Price Listing: No
 Move right into this beautiful house and be home for the holidays! EQUITY/STANDARD/REGULAR/NORMAL SALE!!! This charming 3 Bedroom/2Bath home sits on an OVERSIZED 7,000 square foot lot, Possible RV access. Entertain family & friends in your private back yard with LARGE cement patio. Fresh paint inside & outside. TALL Baseboards. Newer carpet, lights and smooth scraped ceilings through out. Kitchen has gas cooktop, ceramic tile counters, single oven and newer wood floors. 2 BIG Remodeled baths with solid surface counters, newer lights, faucets, mirrors, ceramic tile floors and glass shower doors. Lots of storage thruout this home. Direct access to the attached 2 Car Garage with opener. Added on patio room is permitted. Fantastic back yard has room to store toys and room for kids & fido to run and play. No Mello-Roos or HOA. Schools are College View, Spring View and Marina High. Neighborhood park in the tract. Shops, Close to 405/22/55/73/605 Feeways
 Directions Going North on Edwards pass Heil 2nd Right on Lennox 1st Right on Howland. Street sweeping is 1st & 3rd THURSDAYS, Trash day is WEDNESDAY. If in doubt, Please park in driveway.
 Special Conditions: Standard Sale or Lease/None

Rooms

Bedrooms All Bedrooms Down, Main Floor Bedroom, Master Suite Living Rm Living Room
 Kitchen Ceramic Counters, Open to Family Room, Tile Counters Dining Eating Area, Family Room, Kitchen/Dining Combo, Living/Dining Combo
 Total Baths 2 Full Baths 1 3/4 Baths 1 1/2 Baths 0 1/4 Baths 0
 Baths Desc Linen Closet, Remodeled, Shower Over Tub, Stall Shower, Tiled Shower
 Other Florida/Screened Room, Laundry In Garage

Amenities

Pool No Pool
 Spa No Spa
 TV Water Heater Gas, Tankless
 Firepl
 Appliances Cooktop - Gas, Garbage Disposal, Gas Dryer Hook Up
 Other Home Warranty Plan, Turnkey
 High or Mid-Rise Amenities
 Security

Interior

Heating Forced Air, Natural Gas Cooling Ceiling Fan(s) Floors Ceramic Tile, Laminate, Wall-to-Wall Carpet
 Interior Misc Drywall Walls, Entrance - Center Hall, Entrance - Split Foyer, Natural Day Lighting, Open
 Floor Plan
 Disability Access None

Exterior/Structural

Roof Composition/Shingle Entry Location Ground Level - no steps Common Walls No common walls
 Cond As Is, Updated/Remodeled Plumbing Patio Concrete Slab
 Other Foundation - Concrete Slab, Termite Clearance Sprinklers Manual Doors/Windows Double Door Entry
 Structures, Other
 Exterior Construction Stucco

Lot Description

APNO 146-371-01 Zoning R1 Lot/Block/Tract 51//4324
 Lot Corner Lot, Curbs-Walks, Near Public Transit, Ocean Side of Freeway, Street Public, Streetlights, Utilities - Overhead Legal
 Sewer In, Connected & Paid Water District/City Yard Back, Block Wall, Fenced-Rear, Yard of HB
 Distance to Beach (miles)

Community/Association

HS Dist Huntington Beach Union High School District Elemen College View Junior Spring View High Sch Marina
 Amenities

Units
Land Fee
City Inspection Required **No**

Builder's Name

HOA Dues \$ **0** + \$ **0**
Land Lse/Yr \$

Mello Roos No

LP/SqFt \$363.49	Orig Price \$ 469,900	Listing Activity	Prev Price \$ 469,900	Current Price \$464,900
-------------------------	------------------------------	------------------	------------------------------	--------------------------------

Contact Information



Presented By: **Neil Hoang, BS, MS**
Preferred Phone Ext:
Preferred Fax: **714-636-1978**
Voicemail:
Primary e-mail address: neilhoang@yahoo.com

DRE License: [01340419](#)
Agent Direct Phone Number: **714-982-7732**
Mobile Phone: **714-982-7732**
Blog: www.TravelVietnamNetwork.com
Website address: www.BestHomeINC.com

Preferred Phone: **714-724-8826**
Agent Toll Free Phone Number:
Pager: **714-724-8812**
Office Phone: **714-724-8812**
Office Name: **Mac 1 Funding**

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® 

Neil Hoang
Single Family Residence Detached

Residential
RES Active [15471 Salisbury Ln](#)

Sat, Nov 27, 2010 01:33 PM
Huntington Beach (HB)

Ref: 8

Price \$465,000*



Northwest Huntington Beach (17)
Orange County (OR)

Zip 92647-2716
XSTS McFadden/Goldenwest

TGNO [827G4](#)
Aerial Map

S609833 [Media: 13](#) Builder Tract **Custom (CUST)**
Bed 3 Model (A)
Baths 2 Style **French Country** Stories **One Level**
View **No View** Floor
ASqFt **1,279 Assessor** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
ALotSize **7,000** Assessor Dim **70x100** Land Fee
Prkng **Direct Garage Access, Driveway, Driveway - Concrete, Garage - Rear Entry, Garage Attached, On Street Parking, RV Access/Parking** Acres **0.16 Assessor**
Garage, # cars **2 A** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
Charming single story home in Huntington Beach. Large separate dining room, with room for a dining room hutch, inside laundry room, fireplace in living room, darling hallway bathroom. Private back yard with plenty of room to add on to the house. Some newer appliances and mirrored closet doors. This home has a lot of windows and lets in a lot of sun light. Very warm and cozy home. This home is within 1/2 mile Goldenwest College, 3 elementary schools /Day care/High school within 1 mile, within 2 miles Goldenwest Mall!!
Directions **Near McFadden & Goldenwest**
Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms **All Bedrooms Down, Master Suite** Living Rm **Living Room**
Kitchen **Ceramic Counters, Remodeled** Dining **Eating Area, Family Room, Formal Dining Rm**
Total Baths **2** Full Baths **2** 3/4 Baths **0** 1/2 Baths **0** 1/4 Baths **0**
Baths Desc **Shower Over Tub**
Other **Laundry In Garage**

Amenities

Pool **No Pool**
Spa **No Spa**
TV **Cable TV** Water Heater
Firepl **Family Room / Brick / Uses Wood Only**
Appliances **Built-In & Freestanding Range, Dishwasher, Garbage Disposal**
Other **Turnkey**
High or Mid-Rise Amenities
Security **Security System - Owned**

Interior

Heating **Forced Air** Cooling **Ceiling Fan(s), Central** Floors **Ceramic Tile, Hardwood**
Interior Misc **Crown Moldings**
Disability Access **None**

Exterior/Structural

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

Lot Description

APNO **145-144-01** Zoning Lot/Block/Tract **8//3789**
Lot
Sewer **In, Connected & Paid** Water **District/Public** Water District
Yard **Block Wall**
Distance to Beach (miles)

Community/Association

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

Listing Activity

LP/SqFt **\$363.57** Orig Price \$ **475,000** Prev Price \$ **475,000** Current Price **\$465,000**

Contact Information



Preferred Phone Ext:
Preferred Fax: **714-636-1978**
Voicemail:
Primary e-mail address: neilhoang@yahoo.com

Agent Direct Phone Number: **714-982-7732**
Mobile Phone: **714-982-7732**
Blog: www.TravelVietnamNetwork.com
Website address: www.BestHomeINC.com

Agent Toll Free Phone Number:
Pager: **714-724-8812**
Office Phone: **714-724-8812**
Office Name: **Mac 1 Funding**

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® 

Neil Hoang
Single Family Residence **Detached**

Residential
RES Active **8211 TERRY Dr**

Sat, Nov 27, 2010 01:33 PM
Huntington Beach (HB)

Ref: 9

Price **\$480,000***



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

Zip **92647-**
XSTS Beach Blvd and Terry Dr

TGNO **828A7**
 Aerial Map

MRM-T10010668	Media: 1	Builder Tract ()						
Bed 4	Style	Model ()						
Baths 1		Stories Two Levels			Floor			
View No View		YrBlt 1962			HOA Dues \$ 0 + \$		Land Lse/Yr \$	
ASqFt 1,796 Assessor					Land Fee			
ALotSize 7,000					Acres			
Prkng					Dim			
Garage, # cars 2	Rem	# Uncovered Spaces			Cprt	# Garages	RV Acc	Range \$: No

Range Price Listing: **No**
Corner Lot Must See! Shows like a model home on the inside! Hardwood Cherrywood Floors. Upgraded Base Boards and Trim. Tile floors in the bathroom. Seperate loft above the Garage. Great Location!

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

Rooms

Bedrooms Master Suite			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		Water Heater			
Firepl Living Room					
Appliances					
Other					
High or Mid-Rise Amenities					
Security					

Interior

Heating Other Heating		Cooling Other		Floors
Interior Misc				
Disability Access				

Exterior/Structural

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

Lot Description

APNO 10760131	Zoning	Lot/Block/Tract 8//3920
Lot Corner Lot	Legal	
Sewer	Water	Water District
Distance to Beach (miles)		Yard

Community/Association

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

Listing Activity

LP/SqFt \$267.26	Orig Price \$ 500,000	Prev Price \$	Current Price \$480,000
-------------------------	------------------------------	---------------	--------------------------------

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**
 Blog: www.TravelVietnamNetwork.com

Preferred Phone: **714-724-8826**
 Agent Toll Free Phone Number:
 Pager: **714-724-8812**
 Office Phone: **714-724-8812**



Primary e-mail address: neilhoang@yahoo.com

Website address: www.BestHomeINC.com

Office Name: **Mac 1 Funding**

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® **CARETS**

Neil Hoang
Single Family Residence Detached

Residential RES Active 5671 Heil Ave

Sat, Nov 27, 2010 01:33 PM
Huntington Beach (HB)

Ref: 10

Price \$485,000*



Northwest Huntington Beach (17)
Orange County (OR)

Zip 92649-3728
XSTS N/Heil W/Springdale

TGNO 827E7
Aerial Map

P684583 [Media: 13](#) Builder Tract **Huntington Village I (HVL1)**
 Bed 4 Model **0 (0)**
 Baths 2 Style **Ranch** Stories **One Level** Floor
 View **Golf Course View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **2,033 Assessor** YrBlt **1963 Assessor** Land Fee
 A Lot Size **6,500** Assessor Dim **65x100** Acres **0.15 Assessor**
 Prkng **Garage Attached, On Street Parking, RV Possible**
 Garage, # cars **2 A** Rem 1 # Uncovered Spaces Cprt # Garages RV Acc Range
 \$: **No**

Range Price Listing: **No**
Back on Market. Desirable property centrally located in Huntington Beach directly across from Meadowlark Golf Course. Nice home on beautiful Tree Lined Street facing the greenbelt. Four Bedroom, Two Bath Home has 2034 Sq ft and a 6500 sq ft lot with double gates for possible RV Alley Access and a 2-Car Garage with Automatic Garage Opener. Large Living Room w/ Fireplace and Large picture windows with a view of Golf Course. Large Kitchen with pass-through stain glass window to enclosed Patio/SunRoom area. The owner is leaving a Kenmore Refrigerator side-by-side with Pur Ultimate Filtration Water Dispenser and Ice Maker. It also boasts an enlarged Master Bedroom w/Two large closets and a private bath w/backyard access. House has a Decra Tile Roof, a newer 40-Gallon Water Heater, Mirrored Wardrobe Doors in all Bedrooms and Berber Carpet. **Don't miss this great opportunity!**
 Directions From 405 South Exit Springdale, head South on Springdale St, right at Heil Avenue
 Special Conditions: **In Foreclosure Process, Notice of Default, Short Sale/Offer(s) Submitted, Short Sale/Subj to Lender Approval****

Rooms

Bedrooms **All Bedrooms Down, Ground Floor Master Bedroom** Living Rm **Living Room**
 Kitchen **Ceramic Counters** Dining **Family Kitchen**
 Total Baths 2 Full Baths 1 3/4 Baths 1 1/2 Baths 0 1/4 Baths 0
 Baths Desc
 Other **Laundry In Kitchen, Sun Room**

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV Water Heater **Gas, Strapped**
 Firepl **Living Room / Brick / Uses Wood Only**
 Appliances **Built-In Gas Range, Dishwasher, Double Oven, Microwave, Refrigerator, Trash Compactor**
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Central, Forced Air** Cooling **No Air Conditioning** Floors **Carpet - Partial, Hardwood - Partial, Terrazzo**
 Interior Misc **Built-In Bookcases, Entrance - Foyer, Mirrored Closet Door(s), Window Blinds**
 Disability Access **None**

Exterior/Structural

Roof **Flat Tile** Entry Location **Ground Level - no steps** Common Walls **No common walls**
 Cond **Additions/Alter, As Is, Repairs** Plumbing Patio **Concrete Slab**
Cosmetic Sprinklers **Front** Doors/Windows **Garden Window, Skylights, Sliding Glass Door(s), Stained-Leaded Glass Window**
 Other **Faces South, Foundation - Concrete Slab**
 Structures, Other
 Exterior Construction **Stucco/Brick**

Lot Description

APNO **146-155-28** Zoning Lot/Block/Tract **15//3646**
 Lot **Lot Level-Flat** Legal
 Sewer **In Street Paid** Water District/**Public** Water District Yard **Block Wall, Vinyl Fence, Wood**
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High 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 \$238.56

Orig Price \$ 535,000

Prev Price \$ 525,000

Current Price \$485,000

Contact Information

Presented By: **Neil Hoang, BS, MS**

Preferred Phone Ext:

Preferred Fax: **714-636-1978**

Voicemail:

Primary e-mail address: neilhoang@yahoo.comDRE License: [01340419](#)Agent Direct Phone Number: **714-982-7732**Mobile Phone: **714-982-7732**Blog: www.TravelVietnamNetwork.comWebsite address: www.BestHomeINC.comPreferred Phone: **714-724-8826**

Agent Toll Free Phone Number:

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

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® 