

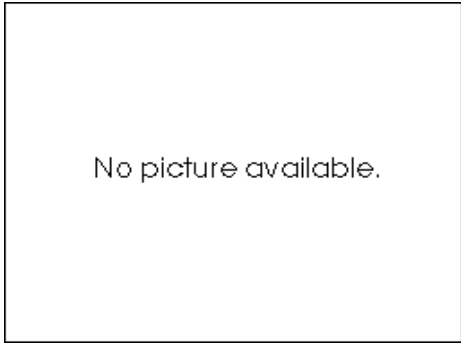
Client Full Report with Photo/Map

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

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

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 Office Name: Mac 1 Funding



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Neil Hoang  
Single Family Residence Detached

**Residential**  
**RES Active** 16521 Higgins Cir

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

Ref: 2

Price \$425,000



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

Zip 92647-  
XSTS Newland/Brush

TGNO **828B7**  
Aerial Map

<b>U10004162</b>	<a href="#">Media: 14</a>	Builder Tract <b>Ocean View Homes (OCVI)</b>							
Bed <b>3</b>		Model <b>(0)</b>							
Baths <b>2</b>	Style <b>Other</b>	Stories <b>One Level</b>							
View <b>No View</b>		YrBlt <b>1959 Estimated</b>							
ASqFt <b>1,111 Other</b>		Other							
ALotSize <b>6,790</b>									
Prkng <b>Direct Garage Access, Driveway, Garage Door Opener</b>									
Garage, # cars <b>2</b>	Rem	# Uncovered Spaces		Cprt	# Garages		RV Acc		Range \$: <b>No</b>

Range Price Listing: **No**  
Great neighborhood home. Could use some TLC. Short Sale. Purchased as-is.  
Directions **Thomas Bros. 828B7**  
Special Conditions: **Short Sale/Subj to Lender Approval\*\***

**Rooms**

Bedrooms <b>All Bedrooms Up, Ground Floor Master Bedroom</b>	Living Rm <b>Living Room</b>
Kitchen <b>Ceramic Counters, Open to Family Room</b>	Dining <b>Dining Ell</b>
Total Baths <b>2</b>	Full Baths <b>1</b>
	3/4 Baths <b>1</b>
Baths Desc <b>Shower and Tub, Stall Shower</b>	1/2 Baths <b>0</b>
Other <b>Attic, Laundry In Garage</b>	1/4 Baths <b>0</b>

**Amenities**

Pool **No Pool**  
Spa **No Spa**  
TV  
Water Heater **60+ Gallon Tank, Gas**  
Firepl **Living Room / Inoperable / Uses Wood Only**  
Appliances **Built-In Gas Range, Gas Dryer Hook Up, Gas Oven, Water Line to Refrigerator**  
Other  
High or Mid-Rise Amenities  
Security

**Interior**

Heating **Forced Air**

Cooling <b>Attic Fan</b>	Floors <b>Hardwood, Wall-to-Wall Carpet</b>
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Interior Misc **Window Shutters**  
Disability Access **None**

**Exterior/Structural**

Roof <b>Composition</b>	Entry Location <b>Other</b>	Common Walls
Cond <b>As Is, Rehab Potential</b>	Plumbing	Patio <b>Concrete Slab</b>
Structures, Other	Sprinklers	Doors/Windows <b>Double Pane Windows, Sliding Glass Door(s)</b>

Exterior Construction **Stucco**

**Lot Description**

APNO <b>107-394-13</b>	Zoning	Lot/Block/Tract <b>108//3429</b>
Lot	Legal <b>Easements</b>	
Sewer <b>In Street Paid</b>	Water District	Yard <b>Block Wall</b>
Distance to Beach (miles)	Water <b>District/Public</b>	

**Community/Association**

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

**Listing Activity**

LP/SqFt <b>\$382.54</b>	Orig Price <b>\$ 425,000</b>	Prev Price \$	Current Price <b>\$425,000</b>
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**Contact Information**

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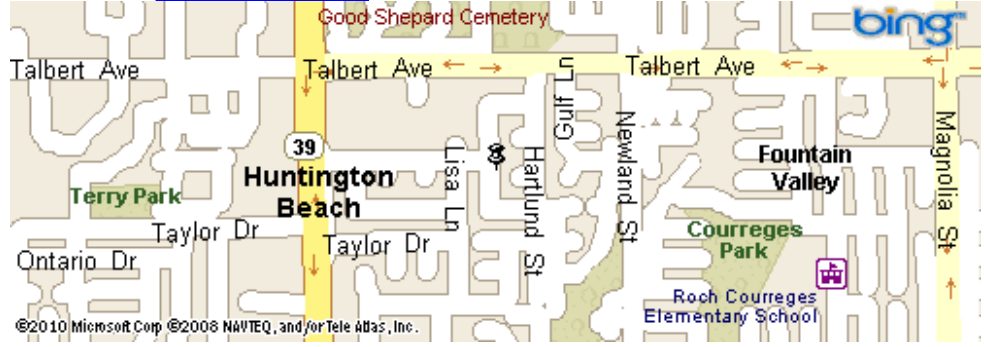
Neil Hoang  
Single Family Residence Detached

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

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

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 <b>Main Floor Bedroom</b>			Living Rm <b>Living Room</b>	
Kitchen			Dining <b>Eating Area, In Kitchen</b>	
Total Baths <b>2</b>	Full Baths <b>1</b>	3/4 Baths <b>0</b>	1/2 Baths <b>1</b>	1/4 Baths <b>0</b>
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**

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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

<b>S639071</b>	<a href="#">Media: 25</a>	Builder Tract <b>Dutch Haven America (16) (DHAM)</b>						
Bed 3		Model (0)						
Baths 2	Style <b>Ranch</b>	Stories <b>One Level</b>			Floor			
View <b>No View</b>					HOA Dues \$ <b>0 + \$ 0</b>		Land Lse/Yr \$	
ASqFt <b>1,684 Assessor</b>		YrBlt <b>1962 Assessor</b>			Land Fee			
ALotSize <b>7,056</b>		Assessor	Dim <b>72x98</b>		Acres <b>0.16 Assessor</b>			
Prkng <b>RV Access/Parking</b>								
Garage, # cars <b>2</b>	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc			Range \$: <b>No</b>

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



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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

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

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

**Amenities**

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

**Interior**

Heating <b>Natural Gas, Forced Air</b>	Cooling <b>Central</b>	Floors
Interior Misc		
Disability Access		

**Exterior/Structural**

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

**Lot Description**

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

**Community/Association**

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

**Listing Activity**

LP/SqFt <b>\$230.95</b>	Orig Price \$ <b>499,000</b>	Prev Price \$	Current Price <b>\$449,900</b>
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**Contact Information**



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DRE License: [01340419](#)  
Agent Direct Phone Number: **714-982-7732**  
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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**  
 Garage, # cars **2 A** Rem # Uncovered Spaces Cprt # Garages RV Acc Range  
 \$: **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 <b>Remodeled</b>	Dining <b>Kitchen/Dining Combo</b>
Total Baths <b>2</b>	Full Baths <b>1</b>
Baths Desc	3/4 Baths <b>1</b>
Other	1/2 Baths <b>0</b>
	1/4 Baths <b>0</b>

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

**Lot Description**

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

**Community/Association**

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

**Listing Activity**

LP/SqFt <b>\$248.11</b>	Orig Price \$ <b>535,000</b>	Prev Price \$ <b>475,000</b>	Current Price <b>\$459,000</b>
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Neil Hoang **Residential** Sat, Nov 27, 2010 01:33 PM Ref: 7  
**Single Family Residence Detached RES Active 16171 Howland Ln** **Huntington Beach (HB)** Price **\$464,900\***



**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 **Concrete Slab** 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 **of HB** Yard **Back, Block Wall, Fenced-Rear, Yard**  
 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

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LP/SqFt <b>\$363.49</b>	Orig Price \$ <b>469,900</b>	Listing Activity	Prev Price \$ <b>469,900</b>	Current Price <b>\$464,900</b>
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**Contact Information**



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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**



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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

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

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 <b>Master Suite</b>			Living Rm		
Kitchen			Dining		
Total Baths 1	Full Baths 1	3/4 Baths	1/2 Baths	1/4 Baths	
Baths Desc					
Other					

**Amenities**

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

**Interior**

Heating <b>Other Heating</b>		Cooling <b>Other</b>		Floors	
Interior Misc					
Disability Access					

**Exterior/Structural**

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

**Lot Description**

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

**Community/Association**

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

**Listing Activity**

LP/SqFt <b>\$267.26</b>	Orig Price \$ <b>500,000</b>	Prev Price \$	Current Price <b>\$480,000</b>
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Neil Hoang **Residential RES Active** Sat, Nov 27, 2010 01:33 PM Ref: 10  
**Single Family Residence Detached** **5671 Heil Ave** **Huntington Beach (HB)** Price **\$485,000\***



**Northwest Huntington Beach (17)** Zip **92649-3728** TGNO **827E7**  
**Orange County (OR)** XSTS **N/Heil W/Springdale** 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 Dim **65x100** Land Fee  
 A Lot Size **6,500** Assessor 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

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**Contact Information**

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