

Neil Hoang  
Single Family Residence Detached

**Residential**  
**RES Active** 13332 JASPERSON Way

Fri, Nov 26, 2010 06:30 PM  
Westminster (WTM) Price \$291,400 Ref: 1



Westminster South of Westminster, W of Beach (60)  
Orange County (OR)

Zip 92683-2340  
XSTS Arizona St

TGNO 797J7  
Aerial Map

<b>MRM-I10122607</b>	<a href="#">Media: 1</a>	Builder Tract ()							
Bed 3		Model ()							
Baths 1	Style	Stories <b>One Level</b>		Floor					
View		YrBlt <b>1956</b>		HOA Dues \$ + \$			Land Lse/Yr \$		
ASqFt <b>1,167</b>	Assessor			Land Fee					
ALotSize <b>7,230</b>				Dim					
Prkng <b>Driveway - Concrete, Garage Attached</b>				Acres					
Garage, # cars <b>2 A</b>	Rem	# Uncovered Spaces		Cprt		# Garages		RV Acc	Range \$: <b>No</b>

Range Price Listing: **No**  
**PROPERTY SOLD AS IS WITHOUT REPAIR OR WARRANTY.** Features includes: Smoke detectors, ceramic entry, brick lined fireplace. Wood cabinets and ceramic counters in the kitchen, Covered patio, concrete block fencing. All looking at or showing the home should know that the flooring is worn with some tiles missing, carpet is stained and worn; Walls need paint and closet doors are missing. Also the cabinet doors are missing in the kitchen and bathroom. Light and plumbing fixtures are also missing.

Directions  
Special Conditions: **REO/Lender-Owned**

**Rooms**

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

**Amenities**

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

Water Heater

**Interior**

Heating **Floor Furnace** Cooling **No Air Conditioning** Floors  
Interior Misc  
Disability Access

**Exterior/Structural**

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

**Lot Description**

APNO **09639509** Zoning Lot/Block/Tract **83//2447**  
Lot **Fenced** Legal  
Sewer Water Water District Yard **Block Wall**  
Distance to Beach (miles)

**Community/Association**

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

**Listing Activity**

LP/SqFt **\$249.70** Orig Price **\$ 291,400** Prev Price \$ Current Price **\$291,400**

**Contact Information**

Presented By: **Neil Hoang, BS, MS**  
Preferred Phone Ext:

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

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



Preferred Fax: **714-636-1978**  
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Primary e-mail address: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com)

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Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)  
Website address: [www.BestHomeINC.com](http://www.BestHomeINC.com)

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

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Neil Hoang  
**Single Family Residence**    **Detached**

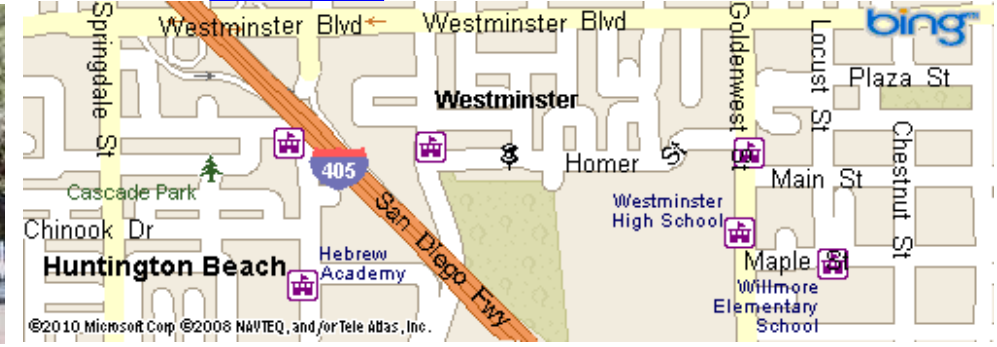
**Residential**  
**RES**    **Active**

**6612 Homer St**

**Fri, Nov 26, 2010 06:30 PM**  
**Westminster (WTM)**

Ref: 2

Price **\$310,000\***



**Westminister South of Westminister, W of Beach (60)**  
**Orange County (OR)**

Zip **92683-3724**

TGNO **827G2**

XSTS **Edwards/Westminister**

Aerial Map

**R1006116**    [Media: 1](#)    Builder Tract **Unknown (OTHR)**  
 Bed **3**    Model **(0)**  
 Baths **1**    Style **Other**    Stories **One Level**    Floor  
 View **No View**    HOA Dues \$ **0 + \$ 0**    Land Lse/Yr \$  
 ASqFt **1,379**    Assessor    YrBlt **1954**    Assessor    Land **Fee**  
 ALotSize **8,431**    Assessor    Dim **60x140**    Acres **0.19**    Assessor  
 Prkng  
 Garage, # cars **1**    Rem    # Uncovered Spaces    Cprt    # Garages    RV Acc    Range \$: **No**

Range Price Listing: **No**  
**\*\*\*Bank Approved Short Sale for \$310,000.\*\*\* Great Investment Opportunity. Major fixer, Great location. Large Lot.**  
 Directions **Edwards & Westminister**  
 Special Conditions: **Short Sale/Subj to Lender Approval\*\***

**Rooms**

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

**Amenities**

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

**Interior**

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

**Exterior/Structural**

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

**Lot Description**

APNO **195-314-06**    Zoning    Lot/Block/Tract **73//2072**  
 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 **\$224.80**    Orig Price \$ **279,900**    Prev Price \$ **279,900**    Current Price **\$310,000**

**Contact Information**

Presented By: **Neil Hoang, BS, MS**  
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 Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

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Primary e-mail address: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com)

Website address: [www.BestHomeINC.com](http://www.BestHomeINC.com)

Office Name: **Mac 1 Funding**

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Neil Hoang  
 Single Family Residence Detached

Residential RES Active  
 6382 Bannock Rd

Fri, Nov 26, 2010 06:30 PM  
 Westminster (WTM)

Ref: 3

Price \$349,900\*



Westminister North of 405 & Westminister (59)  
 Orange County (OR)

Zip 92683-2055  
 XSTS Edwards/Garden Grove Blvd

TGNO 797F7  
 Aerial Map

**P750532** [Media: 2](#) Builder Tract \* (OTHR)  
 Bed 4 Model (\*)  
 Baths 2 Style Other Stories One Level  
 View No View Floor  
 ASqFt 1,235 Assessor YrBlt 1955 Assessor HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$  
 ALotSize 7,210 Assessor Dim 70x103 Acres 0.17 Assessor Land Fee  
 Prkng Driveway, Garage - Front Entry, Garage Attached  
 Garage, # cars 1 A Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No

Range Price Listing: No  
**\*\*NICE HOUSE IN QUIET WESTMINSTER NEIGHBORHOOD\*\* \*\*4 bedrooms 1.75 baths plus enclosed patio can be used as 5th bedroom\*\* \*\*new dual-pane windows throughout\*\* \*\* large backyard\*\*  
 Directions [MAPQUEST.COM](http://MAPQUEST.COM)  
 Special Conditions: Short Sale/Subj to Lender Approval\*\***

**Rooms**

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

**Amenities**

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

**Interior**

Heating Wall Gas 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  
 Cond Plumbing Patio  
 Structures, Other Sprinklers Doors/Windows  
 Exterior Construction Stucco

**Lot Description**

APNO 203-373-06 Zoning Lot/Block/Tract 71//1842  
 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 \$283.32 Orig Price \$ 399,000 Prev Price \$ 369,900 Current Price \$349,900

**Contact Information**

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Office Name: Mac 1 Funding

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Neil Hoang  
 Single Family Residence Detached

**Residential**  
 RES Active **5632 Abraham Ave**

Fri, Nov 26, 2010 06:30 PM  
 Westminster (WTM) Price **\$349,900** Ref: 4



Westminster North of Rancho, S of 405 (58)  
 Orange County (OR)

Zip **92683-2804** TGNO **827E1**  
 XSTS **N/ WESTMINSTER W/ SPRINGDALE** Aerial Map

**P759319** [Media: 4](#) Builder Tract **Custom (CUST)**  
 Bed **4** Model **(T)**  
 Baths **2** Style **Contemporary** Stories **One Level** Floor  
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$ **0**  
 ASqFt **1,154 Assessor** YrBlt **1957 Assessor** Land Fee  
 A Lot Size **7,200** Assessor Dim Acres **0.17 Assessor**  
 Prkng  
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range  
 \$: **No**

Range Price Listing: **No**  
**PROPERTY SHOWS GREAT. NEWER WINDOWS, BERBER CARPET, NICE SIZE BACKYARD WITH BLOCK WALLS. SPRINKLERS FRONT AND BACK WITH SHOWER IN BACKYARD. THIS PROPERTY IS A MUST SHOW. WILL SELL FAST.**  
 Directions **N/ WESTMINSTER W/ SPRINGDALE**  
 Special Conditions: **Notice of Default, Short Sale/Subj to Lender Approval\*\***

**Rooms**  
 Bedrooms Living Rm Living Rm Entrance  
 Kitchen **Formica Counters** Dining **In Kitchen**  
 Total Baths **2** Full Baths **1** 3/4 Baths **1** 1/2 Baths **0** 1/4 Baths **0**  
 Baths Desc **Outside Shower, Remodeled**  
 Other **Individual Laundry Room**

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

**Interior**  
 Heating **Forced Air, Natural Gas** Cooling **No Air Conditioning** Floors **Carpet - Partial, Linoleum**  
 Interior Misc **Block Walls**  
 Disability Access **None**

**Exterior/Structural**  
 Roof **Composition/Shingle** Entry Location **Ground Level - no steps** Common Walls **No common walls**  
 Cond **Additions/Alter** Plumbing Patio **Concrete Slab**  
 Structures, Other Sprinklers **Front, Rear** Doors/Windows **Vinyl Clad Doors/Windows**  
 Exterior Construction **Stucco**

**Lot Description**  
 APNO **203-194-10** Zoning Lot/Block/Tract **82//2503**  
 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 \$ **0**  
 City Inspection Required **No** Builder's Name

**Listing Activity**  
 LP/SqFt **\$303.21** Orig Price \$ **349,900** Prev Price \$ Current Price **\$349,900**

**Contact Information**

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Office Name: **Mac 1 Funding**

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Neil Hoang  
**Single Family Residence**    **Detached**

**Residential RES**    **Active**    **7401 Natal Dr**

Fri, Nov 26, 2010 06:30 PM  
**Westminster (WTM)**

Ref: 5

Price **\$354,000\***



**N of Bolsa, S of Gr Grv, E of Beach, W of Brookhurst (65)**  
**Orange County (OR)**    Zip **92683-2263**

TGNO **797H7**

XSTS Hoover/Trask

Aerial Map

**P691039**    [Media: 1](#)    **Builder Tract Other (OTHR)**  
 Bed 3    **Model (0)**  
 Baths 2    **Style Other**    **Stories One Level**  
 View **View**    Floor  
 ASqFt **1,257**    **Assessor**    YrBlt **1957**    **Assessor**    HOA Dues \$ **0 + \$ 0**    Land Lse/Yr \$  
 ALotSize **6,868**    **Assessor**    Dim **68x101**    Acres **0.16**    **Assessor**  
 Prkng  
 Garage, # cars 2    Rem    # Uncovered Spaces    Cprt    # Garages    RV Acc    Range \$: **No**

Range Price Listing: **No**  
**Nice property located in the city of Westminster. Short sale approved.**  
 Directions **GPS**  
 Special Conditions: **Short Sale/Subj to Lender Approval\*\***

**Rooms**

Bedrooms    Living Rm  
 Kitchen    Dining **Eating Area, 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 **Living Room / Uses Both Gas & Wood**  
 Appliances  
 Other  
 High or Mid-Rise Amenities  
 Security

**Interior**

Heating **Forced Air**    Cooling **No Air Conditioning**    Floors **Carpet - Partial, Ceramic Tile, Wood**  
 Interior Misc  
 Disability Access **Main Level Entry**

**Exterior/Structural**

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

**Lot Description**

APNO **096-465-16**    Zoning    Lot/Block/Tract **27//3165**  
 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**    Land Lse/Yr \$  
 City Inspection Required **No**    Builder's Name

**Listing Activity**

LP/SqFt **\$281.62**    Orig Price \$ **329,000**    Prev Price \$ **329,000**    Current Price **\$354,000**

**Contact Information**

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Office Name: **Mac 1 Funding**

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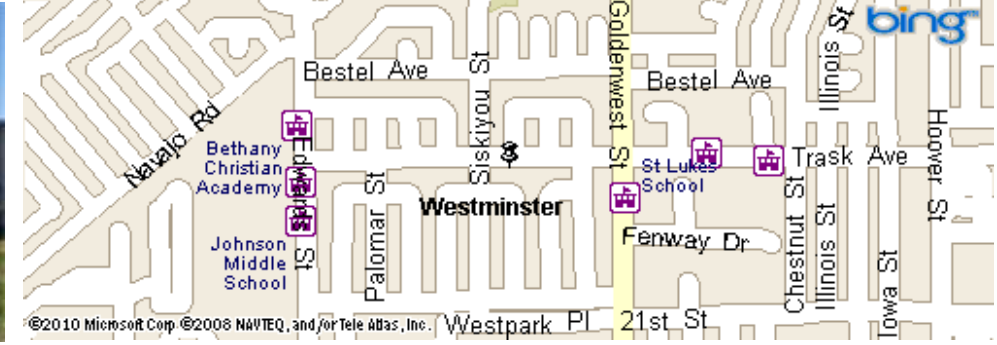
Neil Hoang  
**Single Family Residence Detached**

**Residential RES Active**  
**6812 Trask Ave**

**Fri, Nov 26, 2010 06:30 PM**  
**Westminster (WTM)**

Ref: 6

Price **\$369,000\***



**Westminster North of 405 & Westminster (59)**  
**Orange County (OR)**

Zip **92683-2576**  
**XSTS GoldenWest/Trask**

TGNO **797G7**  
 Aerial Map

**S614903** [Media: 1](#)  
 Bed **4**  
 Baths **2** Style **Contemporary**  
 View **No View**  
 ASqFt **1,190 Assessor**  
 A Lot Size **7,210**  
 Prkng **Direct Garage Access**

Builder Tract **Other (OTHR)**  
 Model **(O)**  
 Stories **One Level**  
 YrBlt **1955 Assessor**  
**Assessor**

Floor  
 HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 Land Fee  
 Acres **0.17 Assessor**

Garage, # cars <b>2</b>	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: <b>No</b>
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Range Price Listing: **No**  
**Great Property, this property has a room addition with permits, this would be a 5th bedroom. HUGE BACK YARD**  
 Directions **GOING NORTH ON GOLDENWEST MAKE A LEFT ONTO TRASK AND PROPERTY IS ON THE LEFT HAND SIDE.**  
 Special Conditions: **Standard Sale or Lease/None**

**Rooms**

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

**Amenities**

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

Water Heater

**Interior**

Heating <b>Forced Air</b>	Cooling <b>No Air Conditioning</b>	Floors <b>Wall-to-Wall Carpet</b>
Interior Misc		
Disability Access <b>None</b>		

**Exterior/Structural**

Roof <b>Shingle - Asphalt</b>	Entry Location <b>Ground Level w/steps</b>	Common Walls
Cond	Plumbing	Patio
Structures, Other	Sprinklers	Doors/Windows
Exterior Construction <b>Stucco</b>		

**Lot Description**

APNO <b>203-522-04</b>	Zoning	Lot/Block/Tract <b>37//2388</b>
Lot	Legal	
Sewer <b>In, Connected &amp; Paid</b>	Water District <b>Public</b>	Yard
Distance to Beach (miles)		

**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 No
Land <b>Fee</b>	Land Lse/Yr \$		
City Inspection Required <b>No</b>	Builder's Name		

**Listing Activity**

LP/SqFt <b>\$310.08</b>	Orig Price \$ <b>449,000</b>	Prev Price \$ <b>379,000</b>	Current Price <b>\$369,000</b>
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**Contact Information**

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 Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)  
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Neil Hoang  
**Single Family Residence Detached**

**Residential RES Active**  
**8842 Jennrich Ave**

Fri, Nov 26, 2010 06:30 PM  
**Westminster (WTM)** Ref: 7  
 Price **\$370,000\***



**N of Bolsa, S of Gr Grv, E of Beach, W of Brookhurst (65) Orange County (OR)**

Zip **92683-4620**  
 XSTS **Newland.Jennrich**

TGNO **828B2**  
 Aerial Map

<b>S636078</b>	<a href="#">Media: 12</a>	Builder Tract <b>other (OTHR)</b>					
Bed <b>3</b>	Style <b>Cape Cod</b>	Model <b>(B)</b>	Stories <b>One Level</b>	Floor	HOA Dues \$ <b>0 + \$ 0</b>	Land Lse/Yr \$	
Baths <b>1</b>		YrBlt <b>1955 Assessor Assessor</b>	Dim <b>60x116</b>	Acres <b>0.16 Assessor</b>			
View <b>Greenbelt</b>							
ASqFt <b>897 Assessor</b>							
ALotSize <b>6,960</b>							
Prkng							
Garage, # cars <b>2</b>	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: <b>No</b>	

Range Price Listing: **No**  
**Remodeled!!! Lot of house and upgrades for the price! Almost everything in this house has been replaced. Original house with hardwood floors, beautifully remodeled kitchen featuring granite counter, new cabinets, newer appliance, new windows, new landscape. Great neighborhood, close to schools, shopping, restaurants and the freeway. Must See to appreciate>**  
 Directions **North Newland, past Hazard and turn right on Jennich.**  
 Special Conditions: **Standard Sale or Lease/None**

**Rooms**

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

**Amenities**

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

**Interior**

Heating <b>Other Heating</b>	Cooling <b>No Air Conditioning</b>	Floors <b>Wall-to-Wall Carpet, Wood</b>
Interior Misc		
Disability Access <b>None</b>		

**Exterior/Structural**

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

**Lot Description**

APNO <b>097-422-02</b>	Zoning	Lot/Block/Tract <b>24//2690</b>
Lot	Legal	
Sewer <b>In, Connected &amp; Paid</b>	Water District	Yard
Distance to Beach (miles)	Water District/ <b>Public</b>	

**Community/Association**

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

**Listing Activity**

LP/SqFt <b>\$412.49</b>	Orig Price \$ <b>400,000</b>	Prev Price \$ <b>400,000</b>	Current Price <b>\$370,000</b>
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**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:



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

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Neil Hoang  
**Single Family Residence**     **Detached**

**Residential RES Active**  
**14391 Joyce Ave**

Fri, Nov 26, 2010 06:30 PM  
**Westminster (WTM)**

Ref: 8

Price **\$374,900\***



**Westminster South of Westminster, W of Beach (60)**  
**Orange County (OR)**

Zip **92683-4303**  
**XSTS Beach Blvd and 13th Street**

TGNO **827J2**  
 Aerial Map

<b>P754266</b>	<a href="#">Media: 30</a>	Builder Tract ** (OTHR)						
Bed 3		Model (*)						
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>1,000</b> Assessor		YrBlt <b>1954</b> Assessor		Land Fee				
ALotSize <b>7,644</b>		Assessor	Dim	Acres <b>0.18</b> Assessor				
Prkng								
Garage, # cars <b>2</b>	Rem <b>1</b>	# Uncovered Spaces	Cprt <b>0</b>	# Garages <b>1</b>			RV Acc	Range \$: <b>No</b>

Range Price Listing: **No**  
**New kitchen cabinets, New interior paint, New exterior paint, New dishwasher, New stove, New crown moldings, New Laminate flooring, New ceramic tile in kitchen and bathrooms, Remodeled bathrooms, New baseboards, New interior doors, New granite kitchen countertop. Huge lot with possible RV access. This home is close to shopping centers, transportation and has easy freeway access.**  
 Directions **See mapquest.**  
 Special Conditions: **Standard Sale or Lease/None**

**Rooms**

Bedrooms <b>All Bedrooms Down</b>				Living Rm <b>Living Rm</b>	Entrance
Kitchen <b>Granite Counters, Remodeled</b>				Dining <b>Living/Dining Combo</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 <b>Remodeled</b>					
Other					

**Amenities**

Pool **No Pool**  
 Spa **No Spa**  
 TV **Cable TV**  
 Firepl  
 Appliances **Built-In & Freestanding Range, Dishwasher**  
 Other **Turnkey**  
 High or Mid-Rise Amenities  
 Security

**Interior**

Heating **Wall Gas**  
 Interior Misc **Crown Moldings**  
 Disability Access **None**

Cooling **No Air Conditioning**

Floors **Ceramic Tile, Laminate**

**Exterior/Structural**

Roof **Composition**  
 Cond **As Is**  
 Other **Termite Clearance**  
 Structures, Other  
 Exterior Construction **Stucco**

Entry Location **Ground Level w/steps**  
 Plumbing **Partial Copper Plumbing**  
 Sprinklers

Common Walls  
 Patio  
 Doors/Windows

**Lot Description**

APNO **096-383-11**  
 Lot  
 Sewer **In, Connected & Paid**  
 Distance to Beach (miles)

Water **District/Public**

Zoning **r1**  
 Legal  
 Water District **District/Public**

Lot/Block/Tract **10//1961**  
 Yard **Block Wall, Wood**

**Community/Association**

HS Dist **Huntington Beach Union High School District**

Amenities  
 Units  
 Land **Fee**  
 City Inspection Required **No**

Elemen  
 Junior  
 High Sch

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

Mello Roos **No**

Builder's Name \*

**Listing Activity**

LP/SqFt **\$374.90**     Orig Price \$ **385,000**     Prev Price \$ **385,000**     Current Price **\$374,900**

**Contact Information**



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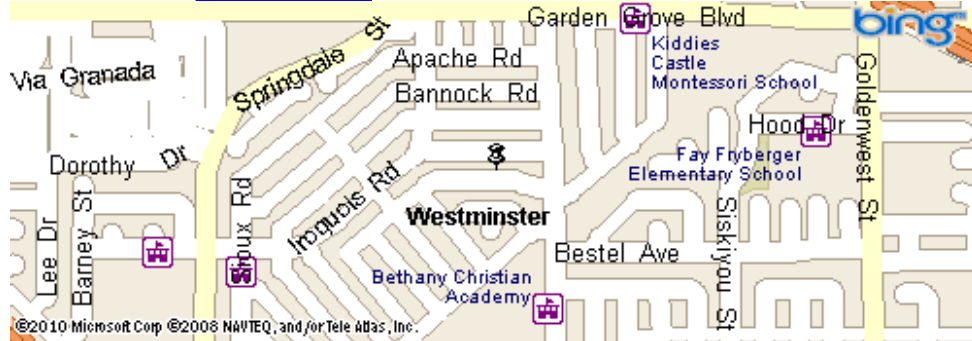
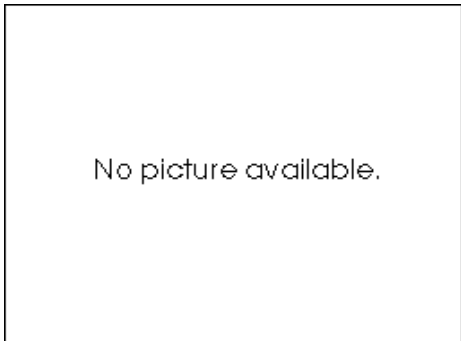
Neil Hoang  
**Single Family Residence Detached**

**Residential RES Active**  
**6421 Kiowa Rd**

**Fri, Nov 26, 2010 06:30 PM**  
**Westminster (WTM)**

Ref: 9

Price **\$375,000**



**Westminster North of 405 & Westminster (59)**  
**Orange County (OR)**

Zip **92683-**  
**XSTS Edwards/Westminster**

TGNO **797F7**  
 Aerial Map

<b>P754255</b>	Media: <b>0</b>	Builder Tract <b>other (OTHR)</b>							
Bed <b>4</b>	Style <b>Contemporary</b>	Model (*)							
Baths <b>2</b>		Stories <b>One Level</b>							
View <b>No View</b>		YrBlt <b>1955 Assessor Assessor</b>			Floor	HOA Dues \$ <b>0 + \$ 0</b>	Land Lse/Yr \$		
ASqFt <b>1,235 Assessor</b>					Dim	Land Fee			
ALotSize <b>7,200</b>						Acres			
Prkng									
Garage, # cars <b>1</b>	Rem	# Uncovered Spaces			Cprt	# Garages	RV Acc		Range \$: <b>No</b>
Range Price Listing: <b>No</b>									

Directions [see map](#)  
 Special Conditions: **Short Sale/Subj to Lender Approval\*\***

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

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

Interior		
Heating <b>Central</b>	Cooling <b>No Air Conditioning</b>	Floors <b>Carpet - Partial</b>
Interior Misc		
Disability Access <b>None</b>		

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

Lot Description			
APNO <b>203-383-22</b>		Zoning	Lot/Block/Tract <b>159//1842</b>
Lot		Legal	
Sewer <b>In, Connected &amp; Paid</b>	Water <b>District/Public</b>	Water District	Yard
Distance to Beach (miles)			

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 No
Land Fee		Land Lse/Yr \$	
City Inspection Required <b>No</b>	Builder's Name		

Listing Activity			
LP/SqFt <b>\$303.64</b>	Orig Price \$ <b>375,000</b>	Prev Price \$	Current Price <b>\$375,000</b>

Contact Information			
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Voicemail:	Blog: <a href="http://www.TravelVietnamNetwork.com">www.TravelVietnamNetwork.com</a>	Office Phone: <b>714-724-8812</b>	
Primary e-mail address: <a href="mailto:neilhoang@yahoo.com">neilhoang@yahoo.com</a>	Website address: <a href="http://www.BestHomeINC.com">www.BestHomeINC.com</a>	Office Name: <b>Mac 1 Funding</b>	



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Neil Hoang  
 Single Family Residence Detached

**Residential RES Active**  
 5791 JONES Ave

Fri, Nov 26, 2010 06:30 PM  
 Westminster (WTM)

Ref: 10

Price \$379,900



Westminster South of Westminster, W of Beach (60)  
 Orange County (OR)

Zip 92683-2412  
 XSTS Per Mapquest

TGNO 725B5  
 Aerial Map

MRM-E10067932

[Media: 1](#)

Builder Tract ()

Bed 3  
 Baths 2  
 View No View  
 ASqFt 1,345 Assessor  
 ALotSize 6,500  
 Prkng Garage Detached

Style

Model ()  
 Stories One Level  
 YrBlt 1962

Floor  
 HOA Dues \$ 0 + \$  
 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 for 1st time buyer

Directions Per Mapquest

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

**Rooms**

Bedrooms	Living Rm			
Kitchen	Dining			
Total Baths 2	Full Baths 2	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 Baseboard	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 20322307	Zoning	Lot/Block/Tract 0//0
Lot	Legal	
Sewer Sewer	Water District	Yard
Distance to Beach (miles)		

**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 \$282.45	Orig Price \$ 379,900	Prev Price \$	Current Price \$379,900
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**Contact Information**

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Website address: [www.BestHomeINC.com](http://www.BestHomeINC.com)

Office Name: **Mac 1 Funding**

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