

Nam Neil Hoang  
**Single Family Residence**  
 Aerial Map 

**Residential**  
**RES Active** [13692 Charleville Dr](#)

Tue, Oct 28, 2008 07:36 PM  
**Westminster (WTM)**

Ref: 1  
 Price **\$285,000**



**Westminster North of 405 & Westminster (59)** Zip **92683-3207**  
**Orange County (OR)** XSTS **Beach / 23rd** TGNO **827J1**

**P660216** [Media: 6](#) Builder Tract **Other (OTHR)**  
 Bed **2** Model **(1)**  
 Baths **2** Style **Traditional** Stories **One Level** Floor  
 View **No View** ASqFt **886** Assessor YrBlt **1946** Assessor Dim **60x157** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 ALotSize **9,450** Assessor Acres **0.22**  
 Prkng **Driveway**  
 Garage, # cars **0** Rem # Uncovered Spaces Cprt # Garages RV Acc Range  
 \$: **No**

Range Price Listing: **No**  
**Large lot with a single family residence that has been divided into 2 units. Tax rolls show 2 bedroom / 1 bath, 886 sq ft. Actual building has 2 units, 2 bed / 1 bath and 1 bed 1 bath. Both units need some repair. Property has been rezoned for commercial. Check with City of Westminster for actual property use if modifications are to be made. Well priced for lot value with current structure.**  
 Directions **Westminster / Goldenwest**

**Rooms**

Bedrooms Living Rm  
 Kitchen Dining **Family Kitchen**  
 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  
 Appliances Water Heater  
 High or Mid-Rise Amenities Security Firepl  
 Other

**Interior**

Heating **No Heating** Cooling **No Air Conditioning** Floors **Ceramic Tile**  
 Interior Misc  
 Disability Access **None**

**Exterior/Structural**

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

**Lot Description**

APNO **096-302-08** Zoning Lot/Block/Tract **18//1077**  
 Lot Legal  
 Sewer **In Street Paid** Water **District/Public** Water District Yard

**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

**Contact Information**

**This Report was created by:**  
 Agent: **Nam Neil Hoang** Phone: **714-289-2254** Mobile Ph: **714-686-1761** Pager: **714-686-1761**  
 Office: **Mac 1 Funding** Fax: **714-636-1978** Email: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com) Website: [www.BestHomeINC.com](http://www.BestHomeINC.com) Blog WSite: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

**Listing Activity**

LP/SqFt **\$321.67** Orig Price **\$ 285,000** Prev Price \$ Current Price **\$285,000**

If a listing displays "Short Sale/Subj to Lender Approval\*\*\*" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). 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®

Nam Neil Hoang **Residential** **RES Active** **Single Family Residence** **Detached** **7152 Oso Way** **Westminster (WTM)** **Tue, Oct 28, 2008 07:36 PM** **Price \$292,500** **Ref: 2**

Aerial Map 



**Westminster North of 405 & Westminster (59)** Zip **92683-2223** **Orange County (OR)** **XSTS N of Trask/E of Golden West** **TGNO 797H7**

**U8004788** **Media: 9** **Builder Tract Other (OTHR)**  
**Bed 3** **Style Ranch** **Model Unknown (U)**  
**Baths 2** **Stories One Level**  
**View No View** **Floor**  
**ASqFt 1,202 Assessor** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**  
**ALotSize 6,868** **YrBlt 1956 Assessor** **Land Fee**  
**Prkng Garage Detached** **Assessor** **Dim 68x101** **Acres 0.16**  
**Garage, # cars 2 D** **Rem 0** **# Uncovered Spaces** **Cprt** **# Garages** **RV Acc** **Range \$: No**

Range Price Listing: **No**  
**REO/Lender owned. Charming single family home on a large corner lot with in a cul-de-sac. Pretty hardwood floors, a lovely living room with french doors. Swee dining area with duilt in seating off the kitchen. Bright, open and airy kitchen. Good sized master bedroom plus two other decent sized bedrooms. Backyard has pretty grass area as well as RV parking.**  
**Directions Goldenwest, East on Bestel,left on Cedar, left on Oso**

**Rooms**

**Bedrooms** **Living Rm**  
**Kitchen** **Dining Family Kitchen**  
**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 Private Spa** **TV** **Firepl Living Room / Uses Wood Only**  
**Appliances** **Water Heater** **Other**  
**High or Mid-Rise Amenities** **Security**

**Interior**

**Heating Forced Air** **Cooling No Air Conditioning** **Floors Hardwood, Sheet Vinyl**  
**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 096-412-01** **Zoning** **Lot/Block/Tract 63//2417**  
**Lot** **Legal**  
**Sewer In Street** **Water District/Public** **Water District** **Yard**

**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**

**Contact Information**

**This Report was created by:**  
**Agent: Nam Neil Hoang** **Phone: 714-289-2254** **Mobile Ph: 714-686-1761** **Pager: 714-686-1761**  
**Office: Mac 1 Funding** **Fax: 714-636-1978** **Email: neilhoang@yahoo.com** **Website: www.BestHomeINC.com** **Blog WSite www.TravelVietnamNetwork.com**

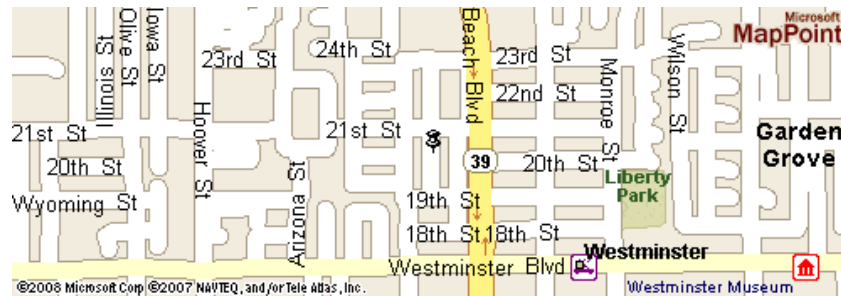
**Listing Activity**

**LP/SqFt \$243.34** **Orig Price \$ 292,500** **Prev Price \$** **Current Price \$292,500**

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Nam Neil Hoang **Residential** Tue, Oct 28, 2008 07:36 PM Ref: 3  
**Single Family Residence Detached RES Active 13772 Charleville Dr Westminster (WTM) Price \$293,900\***

Aerial Map 



**Westminster North of 405 & Westminister (59) Zip 92683- TGNO 827J1**  
**Orange County (OR) XSTS Westminster and Beach**

**P651740** [Media: 1](#) **Builder Tract Other (OTHR)**  
 Bed **2** Model **(0)**  
 Baths **1** Style **Other** Stories **One Level** Floor  
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 ASqFt **855 Assessor** YrBlt **1948 Assessor** Land Fee  
 A Lot Size **6,000** Assessor Dim Acres  
 Prkng **Garage Attached** # Uncovered Spaces Cprt # Garages RV Acc Range \$: No

Range Price Listing: **No**  
**Unbeatable Opportunity With This Two Bedroom, One Bath Home Located Minutes From Westminister Mall! Open Floor Plan With Spacious Living Room, One Car Attached Garage, Private Backyard With Plenty Of Room To Create Your Dream Oasis! Minutes From Schools, Shopping, Entertainment, Freeways, Parks And More!**  
 Directions **Westminister and Beach**

**Rooms**

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

**Amenities**

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

**Interior**

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

**Exterior/Structural**

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

**Lot Description**

APNO **096-312-04** Zoning Lot/Block/Tract **14//1050**  
 Lot Legal  
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard

**Community/Association**

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

**Contact Information**

**This Report was created by:**  
 Agent: **Nam Neil Hoang** Phone: **714-289-2254** Mobile Ph: **714-686-1761** Pager: **714-686-1761**  
 Office: **Mac 1 Funding** Fax: **714-636-1978** Email: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com) Website: [www.BestHomeINC.com](http://www.BestHomeINC.com) Blog WSite: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

**Listing Activity**

LP/SqFt **\$343.74** Orig Price \$ **319,900** Prev Price \$ **303,900** Current Price **\$293,900**

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Nam Neil Hoang  
**Single Family Residence**  
 Aerial Map 

**Detached Residential RES Active**  
**13301 Illinois St**

**Tue, Oct 28, 2008 07:36 PM**  
**Westminster (WTM)**

Ref: 4  
**Price \$349,900**



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

Zip **92683-2611**  
 XSTS **E/Goldenwest & N/Trask**

TGNO **797H7**

**P661635** [Media: 1](#) **Builder Tract Other (OTHR)**  
 Bed **3** Model (\*)  
 Baths **2** Style **Ranch** Stories **One Level**  
 View **No View** Floor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 ASqFt **1,257** Assessor YrBlt **1956** Assessor Land **Fee**  
 ALotSize **8,512** Assessor Dim **76x112** Acres **0.2**  
**Prkng Garage Attached**  
 Garage, # cars **2 A** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**  
**Fantastic Value On this 3 Bedroom 2 Bath Ranch Home, Value Priced For Quick Sale. Spacious Living Room, Open & Bright Kitchen, Good Sized Bedrooms, Tiled Bathrooms, Ceiling Fans, Large Backyard That's Perfect For Entertaining, 2 Car Attached Garagae With Direct Acces And Driveway For Extra Parking. Super Motivated Seller Will Make Every Effort To Work With Your Qualified Buyers. Submit!!**  
 Directions From Goldenwest, East on Trask, Left on Chestnut, Right Natal, Right Illinois

**Rooms**

Bedrooms **All Bedrooms Down** Living Rm **Living Room**  
 Kitchen Dining **Family Kitchen**  
 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  
 Appliances Water Heater  
 High or Mid-Rise Amenities Security Firepl  
 Other

**Interior**

Heating **Forced Air** Cooling **Ceiling Fan(s)** Floors **Ceramic Tile, Vinyl Tile, Wall-to-Wall Carpet**  
 Interior Misc  
 Disability Access **None**

**Exterior/Structural**

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

**Lot Description**

APNO **096-441-05** Zoning Lot/Block/Tract **97//3071**  
 Lot Legal  
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard

**Community/Association**

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

**Contact Information**

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 Agent: **Nam Neil Hoang** Phone: **714-289-2254** Mobile Ph: **714-686-1761** Pager: **714-686-1761**  
 Office: **Mac 1 Funding** Fax: **714-636-1978** Email: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com) Website: [www.BestHomeINC.com](http://www.BestHomeINC.com) Blog WSite: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

**Listing Activity**

LP/SqFt **\$278.36** Orig Price **\$ 349,900** Prev Price \$ Current Price **\$349,900**

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Nam Neil Hoang  
**Single Family Residence**  
 Aerial Map 

**Detached**

**Residential**  
**RES Active** [15490 Avon Cir](#)

**Tue, Oct 28, 2008 07:36 PM**  
**Westminster (WTM)**

Ref: 5  
 Price **\$389,900**



**S of Bolsa, E of Beach (67)**  
**Orange County (OR)**

Zip **92683-**  
**XSTS McFadden Ave.**

TGNO [828F4](#)

**S550147** [Media: 3](#) Builder Tract **Other (OTHR)**  
 Bed **4** Model **(0)**  
 Baths **2** Style **Contemporary** Stories **One Level** Floor  
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 ASqFt **1,375** Assessor YrBlt **1961** Assessor Land Fee  
 ALotSize **6,270** Assessor Dim Acres **0.14**  
 Prkng # Uncovered Spaces Cprt # Garages RV Acc Range  
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc \$: **No**

Range Price Listing: **No**

**This property in the city of Westminster features 4 bedrooms and 2 bathrooms, a fireplace in the living room; it is located in cul de sac perfect for a large family. This one is priced to sell and will not last long, submit your offer today!!**

Directions [See Map](#)

**Rooms**

|                      |                     |                    |                    |                    |
|----------------------|---------------------|--------------------|--------------------|--------------------|
| Bedrooms             | Living Rm           |                    |                    |                    |
| Kitchen              | Dining              | Eating Area        |                    |                    |
| Total Baths <b>2</b> | Full Baths <b>2</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           | Firepl <b>Living Room / Uses Wood Only</b> |
| Appliances                 |                   | Water Heater | Other                                      |
| High or Mid-Rise Amenities |                   | Security     |  |

**Interior**

|                               |                      |   |
|-------------------------------|----------------------|---|
| Heating <b>Other Heating</b>  | Cooling <b>Other</b> | Floors <b>Ceramic Tile, Wall-to-Wall Carpet</b> |
| Interior Misc                 |                      |   |
| Disability Access <b>None</b> |                      |   |

**Exterior/Structural**

|                                     |  |               |
|-------------------------------------|--|---------------|
| Roof <b>Composition/Shingle</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>108-536-03</b>                | Zoning                        | Lot/Block/Tract <b>138//4063</b> |
| Lot                                   | Legal                         |                                  |
| Sewer <b>In, Connected &amp; Paid</b> | Water District/ <b>Public</b> | Yard                             |

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

**Contact Information**

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 Agent: **Nam Neil Hoang** Phone: **714-289-2254** Mobile Ph: **714-686-1761** Pager: **714-686-1761**  
 Office: **Mac 1 Funding** Fax: **714-636-1978** Email: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com) Website: [www.BestHomeINC.com](http://www.BestHomeINC.com) Blog WSite: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

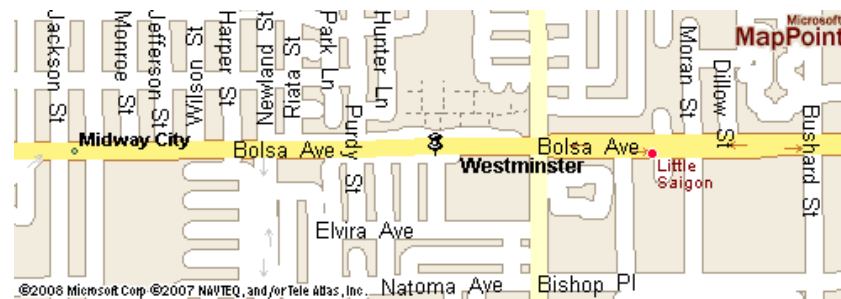
**Listing Activity**

|                         |                              |               |                                |
|-------------------------|------------------------------|---------------|--------------------------------|
| LP/SqFt <b>\$283.56</b> | Orig Price \$ <b>389,900</b> | Prev Price \$ | Current Price <b>\$389,900</b> |
|-------------------------|------------------------------|---------------|--------------------------------|

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Nam Neil Hoang **Residential** **RES Active** **15001 Neece St** **Tue, Oct 28, 2008 07:36 PM** **Westminster (WTM)** **Ref: 6**  
**Single Family Residence** **Detached** **Price \$445,000**

Aerial Map 



**N of Heil, S Of Bolsa, E of Brookhurst, W of Harbor (68)**  
**Orange County (OR)**

Zip **92683-5450**

TGNO **828B3**

XSTS **BOLSA & MAGNOLIA**

**S547076** [Media: 6](#) **Builder Tract Other (OTHR)**  
 Bed **3** **Model (0)**  
 Baths **2** **Style Other** **Stories One Level** **Floor**  
**View No View** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**  
**ASqFt 1,256 Assessor** **YrBlt 1958 Assessor** **Land Fee**  
**ALotSize 6,600 Assessor** **Dim** **Acres 0.15**  
 Prkng  
 Garage, # cars **2** **Rem** **# Uncovered Spaces** **Cprt** **# Garages** **RV Acc** **Range**  
**\$: No**

Range Price Listing: **No**

**Property is in the heart of Little Saigon, walking distance to supermarkets and Bank of America, easy access to freeway 22 and 405.**

Directions **see Thomas guide**

**Rooms**

Bedrooms **Living Rm**  
 Kitchen **Dining Other Dining**  
 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** **Firepl**  
 Appliances **Water Heater** **Other**  
 High or Mid-Rise Amenities **Security**

**Interior**

Heating **Floor Furnace** **Cooling No Air Conditioning** **Floors Carpet - Partial, Ceramic Tile**  
 Interior Misc  
 Disability Access **None**

**Exterior/Structural**

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

**Lot Description**

APNO **107-411-22** **Zoning** **Lot/Block/Tract 315//2803**  
 Lot **Legal**  
 Sewer **In Street Paid** **Water District/Public** **Water District** **Yard**

**Community/Association**

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

**Contact Information**

**This Report was created by:**

Agent: **Nam Neil Hoang** **Phone: 714-289-2254** **Mobile Ph: 714-686-1761** **Pager: 714-686-1761**  
 Office: **Mac 1 Funding** **Fax: 714-636-1978** **Email: neilhoang@yahoo.com** **Website: www.BestHomeINC.com** **Blog WSite: www.TravelVietnamNetwork.com**

**Listing Activity**

LP/SqFt **\$354.30** **Orig Price \$ 445,000** **Prev Price \$** **Current Price \$445,000**

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Nam Neil Hoang  
**Single Family Residence**  
 Aerial Map 

**Detached**

**Residential RES Active**  
**8802 Thorpe Ave**

**Tue, Oct 28, 2008 07:36 PM**  
**Westminster (WTM)**

Ref: 7  
 Price **\$449,500**



**S of Bolsa, E of Beach (67)**  
**Orange County (OR)**

Zip **92683-6850**  
 XSTS **McFadden/Magnolia**

TGNO **828B4**

**S551557** [Media: 2](#) Builder Tract **Other (OTHR)**  
 Bed **3** Model **(0)**  
 Baths **2** Style **Contemporary** Stories **One Level**  
 View **No View** Floor  
 ASqFt **1,226** Assessor YrBlt **1960** Assessor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 ALotSize **6,000** Assessor Dim **60x100** Acres **0.14** Land Fee  
 Prkng # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**  
 Garage, # cars **2** Rem

Range Price Listing: **No**  
**Great buy in a great family neighborhood. Home has open kitchen, family room, and large backyard with RV access from the alley behind home.**  
 Directions **From the MAGNOLIA exit from the 405 freeway, Turn LEFT onto MCFADDEN AVE. Turn RIGHT onto EDEN ST. Turn RIGHT onto THORPE AVE.**

**Rooms**

|                      |                     |                    |                    |                    |
|----------------------|---------------------|--------------------|--------------------|--------------------|
| Bedrooms             | Living Rm           |                    |                    |                    |
| Kitchen              | Dining              | Eating Area        |                    |                    |
| 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 <b>No Pool</b>        | Spa <b>No Spa</b> | TV       | Firepl <b>Family Room / Other</b> |
| Appliances                 | Water Heater      | Security | Other                             |
| High or Mid-Rise Amenities |                   |          |                                   |

**Interior**

|                               |                                    |                                   |
|-------------------------------|------------------------------------|-----------------------------------|
| Heating <b>Wall Gas</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>Composition/Shingle</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>107-455-05</b>                | Zoning                        | Lot/Block/Tract <b>45//2803</b> |
| Lot                                   | Legal                         |                                 |
| Sewer <b>In, Connected &amp; Paid</b> | Water District/ <b>Public</b> | Yard                            |

**Community/Association**

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

**Contact Information**

**This Report was created by:**  
 Agent: **Nam Neil Hoang** Phone: **714-289-2254** Mobile Ph: **714-686-1761** Pager: **714-686-1761**  
 Office: **Mac 1 Funding** Fax: **714-636-1978** Email: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com) Website: [www.BestHomeINC.com](http://www.BestHomeINC.com) Blog WSite: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

**Listing Activity**

|                         |                              |               |                                |
|-------------------------|------------------------------|---------------|--------------------------------|
| LP/SqFt <b>\$366.64</b> | Orig Price \$ <b>449,500</b> | Prev Price \$ | Current Price <b>\$449,500</b> |
|-------------------------|------------------------------|---------------|--------------------------------|

If a listing displays "Short Sale/Subj to Lender Approval\*\*\*" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). 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®

Nam Neil Hoang  
Single Family Residence


Detached

**Residential**  
**RES Active** [8242 Mcfadden Ave](#)

Tue, Oct 28, 2008 07:36 PM  
Midway City (MC)

Ref: 8

Price \$455,000

Aerial Map 



S of Bolsa, E of Beach (67)  
Orange County (OR)

Zip 92655-1611  
XSTS Beach & Mcfadden

TGNO [828A4](#)

|                                     |                          |                                   |          |                             |                |                     |
|-------------------------------------|--------------------------|-----------------------------------|----------|-----------------------------|----------------|---------------------|
| <b>S551929</b>                      | <a href="#">Media: 5</a> | Builder Tract <b>Other (OTHR)</b> |          |                             |                |                     |
| Bed 4                               |                          | Model ( <b>z</b> )                |          |                             |                |                     |
| Baths 2                             | Style <b>Spanish</b>     | Stories <b>One Level</b>          |          | Floor                       |                |                     |
| View <b>Park or Green Belt View</b> |                          |                                   |          | HOA Dues \$ <b>0 + \$ 0</b> | Land Lse/Yr \$ |                     |
| ASqFt <b>1,580</b>                  | Assessor                 | YrBlt <b>1958</b>                 | Assessor | Land Fee                    |                |                     |
| ALotSize <b>7,210</b>               |                          | Dim <b>62x115</b>                 |          | Acres <b>0.17</b>           |                |                     |
| Prkng                               |                          |                                   |          |                             |                |                     |
| Garage, # cars <b>0</b>             | Rem                      | # Uncovered Spaces                | Cprt     | # Garages                   | RV Acc         | Range \$: <b>No</b> |

Range Price Listing: **No**

**PRICED FOR A QUICK SALE!!! 1,580 SF with a large lot 7,210 SF. Beautiful front yard perfect for gardening with a backyard large enough to entertain. Tile & carpet flooring throughout with updated kitchen! Private rear entry. 4 bed, plus 5th bedroom with permits unknown. Great neighborhood, with park, tennis courts, and baseball field directly across the street.**

Directions **EAST OF BEACH BLVD**

**Rooms**

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

**Amenities**

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

**Interior**

|                               |                                    |  |
|-------------------------------|------------------------------------|--|
| Heating <b>Wall Gas</b>       | Cooling <b>No Air Conditioning</b> | Floors <b>Carpet - Partial, Ceramic Tile</b> |
| Interior Misc                 |                                    |  |
| Disability Access <b>None</b> |                                    |  |

**Exterior/Structural**

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

**Lot Description**

|                             |                              |  |
|-----------------------------|------------------------------|--|
| APNO <b>107-362-03</b>      | Zoning                       | Lot/Block/Tract <b>50//3114</b>                                |
| Lot                         | Legal                        |  |
| Sewer <b>In Street Paid</b> | Water <b>District/Public</b> | Water District   |
|                             |                              | Yard <b>Brick Wall, Fenced-Rear, Stucco Wall, Wrought Iron</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 No |
| Land Fee   | Land Lse/Yr \$              |        |               |
| City Inspection Required <b>No</b>                         | Builder's Name              |        |               |

**Contact Information**

**This Report was created by:**

|                              |                            |   |  |
|------------------------------|----------------------------|---|--|
| Agent: <b>Nam Neil Hoang</b> | Phone: <b>714-289-2254</b> | Mobile Ph: <b>714-686-1761</b>                                      | Pager: <b>714-686-1761</b>   |
| Office: <b>Mac 1 Funding</b> | Fax: <b>714-636-1978</b>   | Email: <a href="mailto:neilhoang@yahoo.com">neilhoang@yahoo.com</a> | Website: <a href="http://www.BestHomeINC.com">www.BestHomeINC.com</a>                      |
|                              |                            |   | Blog WSite: <a href="http://www.TravelVietnamNetwork.com">www.TravelVietnamNetwork.com</a> |

**Listing Activity**

|                         |                              |               |                                |
|-------------------------|------------------------------|---------------|--------------------------------|
| LP/SqFt <b>\$287.97</b> | Orig Price <b>\$ 455,000</b> | Prev Price \$ | Current Price <b>\$455,000</b> |
|-------------------------|------------------------------|---------------|--------------------------------|

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Nam Neil Hoang  
**Single Family Residence**  
 Aerial Map 

**Residential**  
**RES Active** [13242 Siskiyou St](#)

Tue, Oct 28, 2008 07:36 PM  
**Westminster (WTM)**

Ref: 9  
 Price **\$465,000**



**Westminster North of 405 & Westminster (59)** Zip **92683-2112**  
**Orange County (OR)** XSTS S/Garden Grove W/Goldenwest

**P659897** [Media: 11](#) Builder Tract **Other (OTHR)**  
 Bed **4** Model **Two-story (\*)**  
 Baths **2** Style **Traditional** Stories **Two Levels**  
 View **Pool View** Floor  
 ASqFt **1,761** Assessor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$ **0**  
 A Lot Size **7,216** Assessor Land Fee  
 Prkng Assessor Acres **0.17**  
 Dim **101x84**  
 Garage, # cars **2** Rem **0** # Uncovered Spaces **4** Cprt # Garages RV Acc **10X20** Range \$: **No**

Range Price Listing: **No**  
 Take advantage of the improvements the previous owner made, add a few touches of your own and you'll have a very nice home. Two bedrooms up, two down. Large open living room with fireplace and wood floors opens to formal dining and a remodeled kitchen with cherry-stained cabinets, granite counters and tile flooring. For entertaining, enjoy the covered patio and granite pool with waterfall. There's a spa and gazebo, too but may need some work. Walk to the park right next door and next to that is the elementary school...perfect for the kids. Extras include french doors, dual pane windows, large driveway for RV, sectional garage door, wrought iron enclosed yard, and upgraded bathrooms. Central location is very convenient to 22 and 405 access and only about 8 miles to the beach. Huntington Beach Union High School District.  
 Directions **Golden West south of 22 (and Garden Grove Blvd) to Hood - Right to Siskiyou - Left to house**

**Rooms**  
 Bedrooms **Main Floor Bedroom** Living Rm **Living Room**  
 Kitchen **Granite Counters, Remodeled** Dining **Eating Area**  
 Total Baths **2** Full Baths **1** 3/4 Baths **1** 1/2 Baths **0** 1/4 Baths **0**  
 Baths Desc  
 Other **Laundry In Garage**

**Amenities**  
 Pool **Gunite, In Ground, Waterfall** Spa **Fiberglass** TV Firepl **Living Room / Brick, Stone / Uses Both Gas & Wood**  
 Appliances **Cooktop - Gas** Water Heater **Gas** Other **Gazebo**  
 High or Mid-Rise Amenities Security **Automatic Gate**

**Interior**  
 Heating **Forced Air, Natural Gas** Cooling **Central** Floors **Carpet - Partial, Ceramic Tile, Concrete Slab, Laminate**  
 Interior Misc **Entrance - Hall**  
 Disability Access **None**

**Exterior/Structural**  
 Roof **Composition/Shingle** Entry Location **Ground Level - no steps** Common Walls  
 Cond **As Is** Plumbing  
 Other **Faces West** Sprinklers  
 Structures, Other **Shed** Doors/Windows **Double Pane Windows, French Doors**  
 Exterior Construction **Stucco**

**Lot Description**  
 APNO **203-472-01** Zoning Lot/Block/Tract **60//4832**  
 Lot Sewer **In, Connected & Paid** Water District/**Public** Legal Water District Yard **Block Wall**

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

**Contact Information**  
 This Report was created by:  
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**Listing Activity**  
 LP/SqFt **\$264.05** Orig Price \$ **465,000** Prev Price \$ Current Price **\$465,000**

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Nam Neil Hoang  
**Single Family Residence**  
 Aerial Map 

**Residential RES Active**  
**16481 Galaxy Dr**

Tue, Oct 28, 2008 07:36 PM  
 Westminster (WTM)

Ref: 10  
 Price \$499,900



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

Zip **92683-7823**  
 XSTS **Magnolia/Heil**

TGNO **828B6**

**S551838** [Media: 1](#) **Builder Tract Other (OTHR)**  
 Bed **6** Model **(z)**  
 Baths **3** Style **Other** Stories **Two Levels**  
 View **No View** Floor  
 ASqFt **2,000** Estimated YrBlt **1962** Assessor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 ALotSize **6,500** Assessor Dim **60x108** Land Fee  
 Prkng **Direct Garage Access, Driveway - Concrete** Acres **0.15**  
 Garage, # cars **2** Rem **0** # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**  
**This property was originally a 3 br. 1.5 ba. home of 1,033 sqft. but has 3 br. & 1 ba. upstairs as well as some added living area downstairs behind the kitchen. This almost could be set up for two families, but is zoned single family. Bring your carpet and paint and some minor repairs and this could be the true diamond in the rough.**  
 Directions **Magnolia to Heil north to Galaxy, home is on the corner of Galaxy and Heil**

**Rooms**  
 Bedrooms **Ground Floor Master Bedroom, Main Floor Bedroom, Master Living Rm Living Room**  
 Bedroom **Balcony**  
 Kitchen **Ceramic Counters Dining Breakfast Nook, Eating Area, Family Kitchen**  
 Total Baths **3** Full Baths **2** 3/4 Baths **0** 1/2 Baths **1** 1/4 Baths **0**  
 Baths Desc  
 Other

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

**Interior**  
 Heating **Forced Air** Cooling **No Air Conditioning** Floors **Carpet - Partial, Ceramic Tile**  
 Interior Misc **Drywall Walls**  
 Disability Access **None**

**Exterior/Structural**  
 Roof **Composition/Shingle, Rolled/Hot Mop** Entry Location **Ground Level w/steps** Common Walls  
 Cond Plumbing Patio **Deck(s)**  
 Structures, Other Sprinklers Doors/Windows  
 Exterior Construction **Stucco/Wood, Wood**

**Lot Description**  
 APNO **107-632-13** Zoning **R-1** Lot/Block/Tract **107//3859**  
 Lot **Corner Lot** Legal  
 Sewer **In, Connected & Paid** Water District **Public** Water District **Westminster** Yard **Wood**

**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

**Contact Information**  
**This Report was created by:**  
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**Listing Activity**  
 LP/SqFt **\$249.95** Orig Price \$ **499,900** Prev Price \$ Current Price **\$499,900**

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