

**Duane Wellhoefer**

President

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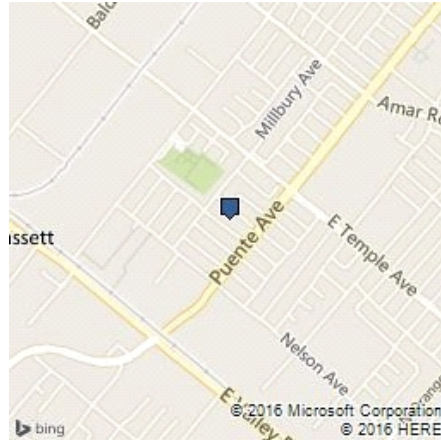
CalBRE: 01855406

13637 moccasin St, La Puente 91746

STATUS: Hold

LIST PRICE: \$225,000

Cross Streets: Puente Ave



BED / BATH: 3/3,0,0,0  
 SQFT(src): 1,796 (A)  
 PRICE PER SQFT: \$125.28  
 LOT(src): 0.154/6,717 (A)  
 GARAGE: 0  
 YEAR BUILT(src): 1954 (ASR)  
 PROP SUB TYPE: SFR (D)  
 DOM / CDOM: [54/54](#)  
 SLC: Short Sale  
 PARCEL #: [8562004019](#)  
 LISTING ID: CV16173312  
 LIST \$ ORIGINAL: \$225,000

**DESCRIPTION**

Pool Home .....fixer upper in need of lots of repairs...

EXCLUSIONS:

INCLUSIONS:

AREA: 633 - Industry/La Puente/Valinda  
 SUBDIVISION: /  
 COUNTY: Los Angeles  
 SENIOR COMMUNITY?: No  
 CERTIFIED 433A?:  
 MAIN LEVEL BEDROOMS:  
 MAIN LEVEL BATHROOMS:

LEVELS: One  
 BASEMENT SQFT:  
 COMMON WALLS: No Common Walls  
 PARKING:  
 HORSE:

ROOM TYPE: See Remarks  
 EATING AREA:

COOLING: None  
 HEATING:  
 VIEW: None  
 WATERFRONT:  
 POOL: In Ground  
 LAUNDRY:

**INTERIOR**

INTERIOR:  
ACCESSIBILITY:

APPLIANCES:  
FLOORING:

ENTRY LOC/ENTRY LVL: /  
FIREPLACE: None

**EXTERIOR**

EXTERIOR:  
DIRECTION FACES:

SECURITY:  
FENCING:

LOT: Front Yard  
SEWER:

PATIO/PORCH:  
SPA:

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW:

ROOF:  
 FOUNDATION DTLS:  
 PROP COND:

CONSTR MTLs:  
 STRUCT. COND:  
 OTHER STRUCT:

**GARAGE AND PARKING**

ATTACHED GARAGE?:  
UNCOVERED SPACES:

PARKING TOTAL: 2  
# REMOTES:

GARAGE SPACES: 0  
RV PARK DIM:

CARPORT SPACES: 2

**GREEN**

GREEN BLDG VERIFICATION TYPE:  
 GREEN ENERGY GEN:  
 WALK SCORE:

GREEN VERIFICATION BODY:  
 GREEN ENERGY EFF:

GREEN VERIFICATION YR:  
 GREEN SUSTAIN:

GREEN VERI. RATING:  
 GREEN WTR CONSERV:

**COMMUNITY**

HOA FEE: \$0  
HOA FEE 2:  
COMMUNITY: Curbs, Sidewalks,  
Street Lighting

HOA NAME:  
HOA NAME 2:  
HOA AMENITIES:

HOA PHONE:  
HOA PHONE 2:

# OF UNITS:  
# UNITS IN COMMUNITY: 1  
STORIES TOTAL:

**LAND**

LAND LEASE?: No  
LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
PARCEL #: [8562004019](#)  
ADDITIONAL APN(s): No

LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES: Sewer Connected  
ELECTRIC:  
WATER SOURCE: Public  
LOT SIZE DIM:  
ASSESSMENTS: None

TAX LOT: 74  
TAX BLOCK:  
TAX TRACT #: 19434  
ZONING:

**SCHOOL**

HIGH SCHOOL DISTRICT: Los Angeles Unified  
ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL:

**LISTING**

BAC: 2.000%  
BAC RMRKS:  
DUAL/VARI COMP?: Yes  
LEASE CONSIDERED?: No  
CURRENT FINANCING:  
POSSESSION:  
SIGN ON PROPERTY?:  
CONTINGENCY:

TERMS: Cash  
LIST AGRMT: Exclusive Right To Sell  
LIST SERVICE: Full Service  
AD NUMBER:  
DISCLOSURES:  
VOW, AVM?/COMM?: Yes/Yes  
INTERNET?/ADDRESS?: Yes/Yes

LIST CONTRACT DATE: 06/17/16  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: 01/05/17  
MOD TIMESTAMP: 01/05/17  
EXPIRED DATE:  
PURCH CONTRACT DATE: 11/19/16  
ENDING DATE:

PRIVATE REMARKS: please contact my assistant Manny Garcia no viewings at this moment DO NOT DISTURB OWNERS text me for more info 626-230-6641

**SHOWING INFORMATION**

SHOW CONTACT TYPE: Occupant  
SHOW CONTACT NAME:  
SHOW CONTACT PH:

SHOW INSTRUCTIONS:  
Appointment Only

LOCK BOX LOCATION: See Remarks  
LOCK BOX TYPE: See Remarks

OCCUPANT TYPE: Owner  
OWNER'S NAME:

DIRECTIONS: Cross Streets: Puente Ave

**AGENT / OFFICE**

LA: ([C15160](#)) [ELANN GARCIA](#)  
CoLA:  
LO: ([50499](#)) [DYNASTY REAL ESTATE](#)  
LO PHONE: 909-373-2505  
CoLO:  
CoLO PHONE:

LA State License: [01434810](#)  
CoLA State License:  
LO State License:  
LO FAX: 909-373-2515  
CoLO State License:  
CoLO FAX:

**CONTACT PRIORITY**

1.LA CELL: 909-786-5019  
2.LA EMAIL: [elanncoke@yahoo.com](mailto:elanncoke@yahoo.com)

**COMPARABLE INFORMATION**

CLOSE PRICE:  
LIST PRICE: \$225,000  
LIST \$ ORIGINAL:  
PURCH CONTRACT DATE: 11/19/16  
DOM/CDOM: [54/54](#)

BA: ()  
BO:  
BA State License:

CoBA: ()  
CoBO:  
CoBA State License:

BUYER FINANCING:  
CONCESSIONS \$:  
CONCESSION CMTS:  
END DATE:



©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.

Search Criteria

Property Type is 'Residential'  
City is 'La Puente'  
Street Number Numeric is 13637  
Selected 1 of 5 results.