

Duane Wellhoefer

President

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CalBRE: 01855406

625 W La Verne St, Anaheim 92805

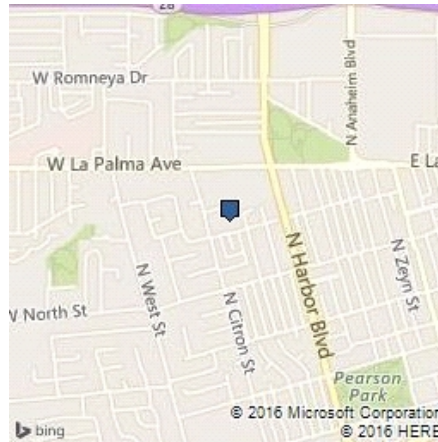
STATUS: Active Under Contract

LIST PRICE: \$699,900

Cross Streets are Harbor and La Palma



CRMLS



BED / BATH: 4/3,0,1,0
 SQFT(src): 2,991 (A)
 PRICE PER SQFT: \$234.00
 LOT(src): 0.3096/13,484 (A)
 GARAGE: 3
 YEAR BUILT(src): 1946 (ASR)
 PROP SUB TYPE: SFR (D)
 DOM / CDOM: [49/161](#)
 SLC: Standard
 PARCEL #: [03418327](#)
 LISTING ID: PW16758206
 LIST \$ ORIGINAL: \$699,900

DESCRIPTION

Beautifully remodeled 4 bedroom 3 1/2 bathroom home featuring a basement. Upgrades include new tile and wood floors, new cabinets. Sunny Kitchen offers new cabinets, new appliances, pantry and granite countertops. Spacious Family Room with Fire Place. Game Room. Close to schools and less than three miles from Disneyland.

EXCLUSIONS:

INCLUSIONS:

AREA: 79 - Anaheim West of Harbor
 SUBDIVISION: Other (OTHR)/
 COUNTY: Orange
 SENIOR COMMUNITY?: No
 CERTIFIED 433A?:
 MAIN LEVEL BEDROOMS: 2
 MAIN LEVEL BATHROOMS: 3

LEVELS: One
 BASEMENT SQFT:
 COMMON WALLS: No Common Walls
 PARKING: Direct Garage Access, RV Access/Parking
 HORSE:

ROOM TYPE: Basement, Den, Family Room
 EATING AREA: Dining Room

COOLING: None
 HEATING:
 VIEW: None
 WATERFRONT:
 POOL: None
 LAUNDRY: In Closet, Inside

INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES: Dishwasher, Gas Oven, Gas Stove
 FLOORING:

ENTRY LOC/ENTRY LVL: /
 FIREPLACE: Family Room

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
 FENCING:

LOT: Level with Street, Lot 10000-19999 Sqft
 SEWER: Public 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: 3
 # REMOTES:

GARAGE SPACES: 3
 RV PARK DIM:

CARPORNT SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:

GREEN VERIFICATION BODY:

GREEN VERIFICATION YR:

GREEN VERI. RATING:

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
COMMUNITY: 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 #: [03418327](#)
ADDITIONAL APN(s): No

LAND LEASE PURCH?:
LAND LEASE RENEW:

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

TAX LOT: 40
TAX BLOCK:
TAX TRACT #: 395
ZONING:

SCHOOL

HIGH SCHOOL DISTRICT: Anaheim Union High

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL:

LISTING

BAC: 2.5%
BAC RMRKS:
DUAL/VARI COMP?: No
LEASE CONSIDERED?: No
CURRENT FINANCING:
POSSESSION: Close of Escrow
SIGN ON PROPERTY?: Yes
CONTINGENCY:

TERMS: Cash to New Loan
LIST AGRMT: Exclusive Agency
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 12/05/16
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 12/12/16
MOD TIMESTAMP: 01/16/17
EXPIRED DATE:
PURCH CONTRACT DATE: 12/09/16
ENDING DATE:

PRIVATE REMARKS: Alarm on Premises. Please text name and BRE # to 714-213-2545 for alarm code and instructions to re-set alarm. Listing agent is owner of property. Buyer and buyers agent to verify square footage and permits. Email offers including proof of fund and pre-approval letter to ftizhoush@gmail.com. Thank you for showing.

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME: Fariba Tizhoush
SHOW CONTACT PH: 714-213-2545
DIRECTIONS: Cross Streets are Harbor and La Palma

SHOW INSTRUCTIONS: See Remarks

LOCK BOX LOCATION: Left side of Front Door
LOCK BOX TYPE: Call Listing Office, See Remarks, Supra

OCCUPANT TYPE: Owner
OWNER'S NAME:

AGENT / OFFICE

LA: ([PTIZHFAR](#)) [Fariba Tizhoush](#)
CoLA:
LO: ([PB11165](#)) [Eagle First Real Estate Srvs](#)
LO PHONE: 714-838-7776Ext:0
CoLO:
CoLO PHONE:

LA State License: [01327299](#)
CoLA State License:
LO State License:
LO FAX: 714-838-1190
CoLO State License:
CoLO FAX:

CONTACT PRIORITY

1.LA CELL:
2.LA DIRECT:
3.LA PAGER: 714-213-2545
4.LA FAX: 714-838-1190
5.LA VOICEMAIL: 714-213-2545
6.LA EMAIL: ftizhoush@yahoo.com

COMPARABLE INFORMATION

CLOSE PRICE:
LIST PRICE: \$699,900
LIST \$ ORIGINAL:
PURCH CONTRACT DATE: 12/09/16
DOM/CDOM: [49/161](#)

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 'Anaheim'
Street Number Numeric is 625
Street Name is like 'la verne*'
Selected 1 of 3 results.