

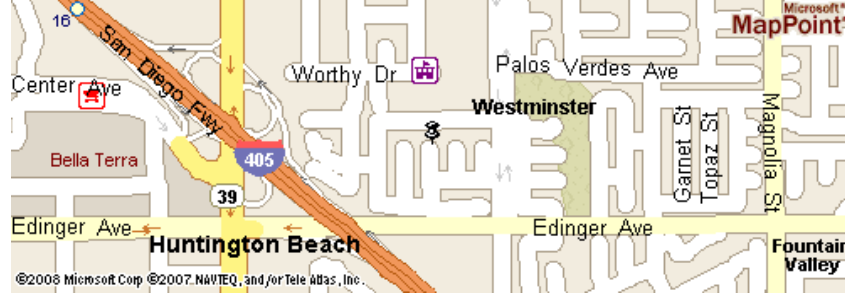
Nam Neil Hoang
 Single Family Residence Detached

Residential RES Active
 15852 Rochester St

Tue, Jan 20, 2009 11:39 PM
 Westminster (WTM)

Ref: 1

Price \$540,000*



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

Zip 92683-7635
 XSTS Oberlin Ave

TGNO 828A5
 Aerial Map

P657727 [Media: 3](#) Builder Tract **Other (OTHR)**
 Bed 4 Model (1)
 Baths 3 Style **Contemporary** Stories **Split Level**
 View **No View** Floor
 ASqFt 2,432 Assessor YrBlt 1969 Assessor HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ALotSize 9,100 Assessor Dim Acres 0.21 Land Fee
 Prkng **Garage - Front Entry**
 Garage, # cars 2 Rem 1 # Uncovered Spaces 2 Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
Short Sale, Sold 'where is as is'. Property located at the end of a cul-de-sac in a quiet and well established neighborhood. Close to shopping, schools and services.

Directions **Edinger Ave to Newland Street to Oberlin Avenue to Rochester Street**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms Living Rm **Living Room**
 Kitchen Dining **Eating Area**
 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 **Cable TV** Firepl **Family Room, Living Room / Other**
 Appliances **Dishwasher** Water Heater **60+ Gallon Tank** Other
 High or Mid-Rise Amenities Security

Interior

Heating **Central** Cooling **Central** Floors **Carpet - Partial**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Composition/Shingle** Entry Location **Mid Level** Common Walls
 Cond Plumbing Patio **Concrete Slab**
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction **Siding, Stucco**

Lot Description

APNO **107-822-38** Zoning Lot/Block/Tract **132//2043**
 Lot Legal
 Sewer **In Street** Water District/**Public** Water District Yard **Fenced-Rear**

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 \$222.04 Orig Price \$ 506,000 Prev Price \$ 506,000 Current Price \$540,000

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®, Copyright, CARETS®

Nam Neil Hoang

Single Family Residence

Detached

Residential

RES Active

12501 Groveview St

Tue, Jan 20, 2009 11:39 PM

Garden Grove (GG)

Ref: 2

Price \$569,000*



Garden Grove S of Chapman, W of Euclid (63)

Zip 92840-4819

TGNO 798D5

Orange County (OR)

XSTS S/Lampson/E/Brookhurst

Aerial Map

S550130 [Media: 5](#) 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 **1,774** Assessor YrBlt **1952** Assessor Land Fee
 ALotSize **10,275** Assessor Dim **75x137** Acres **0.24**
 Prkng **Direct Garage Access, Driveway, Garage Attached, RV Access/Parking**
 Garage, # cars **2 A** Rem # Uncovered Spaces Cprt # Garages RV Acc Range
 \$: **No**
 Range Price Listing: **No**
Very spacious corner lot home w/ sparkling pool. Lot size over 10,000sqft!! Well maintained w/ lots of upgrades, laminate floors, granite counter tops, new cabinets, upgraded window panes. Fireplace in living room and family room.
 Directions From Garden Grove Blvd. head North on Brookhurst and Right on Lampson. Right on Groveview St.
 Special Conditions: **None**

Rooms

Bedrooms **Main Floor Master Bedroom, Walk-In Closet** Living Rm **Living Room**
 Kitchen **Granite Counters** Dining **Kitchen/Dining Combo**
 Total Baths **2** Full Baths **1** 3/4 Baths **1** 1/2 Baths **0** 1/4 Baths **0**
 Baths Desc
 Other **Family Room, Inside Laundry, Separate Family Room**

Amenities

Pool **In Ground, Private Pool** Spa **No Spa** TV Firepl **Family Room, Living Room / Brick / Uses Both Gas & Wood**
 Appliances Water Heater **Gas** Other
 High or Mid-Rise Amenities Security

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Laminate**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Composition** Entry Location **Ground Level - no steps** Common Walls
 Plumbing **Full Copper Plumbing** Patio **Patio**
 Cond Sprinklers **Front and Side** Doors/Windows **Double Pane Windows, French Doors**
 Structures, Other
 Exterior Construction **Stucco**

Lot Description

APNO **089-232-28** Zoning Lot/Block/Tract **19//1538**
 Lot Legal
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard **Block Wall**

Community/Association

HS Dist **Garden Grove Unified 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:
 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 **\$320.74** Orig Price **\$ 589,000** Prev Price **\$ 589,000** Current Price **\$569,000**

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®, Copyright, CARETS®

Nam Neil Hoang

Single Family Residence

Detached

Residential
RES Active

9321 Central Ave

Tue, Jan 20, 2009 11:39 PM
Garden Grove (GG)

Ref: 3

Price \$579,000*



Garden Grove S of Chapman, W of Euclid (63)

Zip 92844-1502

TGNO 798C7

Orange County (OR)

XSTS S/Garden Grove Blvd, E/Gilbert

Aerial Map

P658453	Media: 10	Builder Tract Custom (CUST)			
Bed 3		Model (0)			
Baths 3	Style Ranch	Stories One Level			
View No View					
ASqFt 2,120	Appraiser	YrBlt 1953	Assessor	Dim 70x140	Acres 0.22
ALotSize 9,800					
Prkng Direct Garage Access, RV Access/Parking					
Garage, # cars 2	Rem 0	# Uncovered Spaces	Cprt	# Garages	RV Acc
					Range \$: No

Range Price Listing: No

CUSTOM BUILT home features 3 bedrooms, 3 baths, open living room with tiled fireplace, formal dining rom, large spacious kitchen with oak cabinets, breakfast room, den/office (could be 4th bedroom), 2120 square feet of living area, seperate laundry room, window replacements, and direct access garage. 9800 square foot lot boosts mature trees in park-like setting, large brick patio, potting area, gardeners shed, newer driveway with brick accents, and RV access.

Directions From Garden Grove Blvd, turn south on Gilbert, east on Central Avenue

Special Conditions: None

Rooms

Bedrooms Ground Floor Master Bedroom, Master Suite	Living Rm Living Room
Kitchen Tile Counters	Dining Breakfast Nook
Total Baths 3	Full Baths 1
Baths Desc Tiled Shower	3/4 Baths 2
Other Den/Office, Individual Laundry Room	1/2 Baths 0
	1/4 Baths 0

Amenities

Pool No Pool	Spa No Spa	TV Cable TV	Firepl Living Room / Tile / Uses Wood Only
Appliances Built-In & Freestanding Range, Dishwasher, Dryer, Garbage Disposal, Washer, Water Softener - Owned		Water Heater Gas	Other Home Warranty Plan
High or Mid-Rise Amenities		Security	

Interior

Heating Forced Air	Cooling No Air Conditioning	Floors Ceramic Tile, Vinyl Tile, Wall-to-Wall Carpet
Interior Misc Built-In Bookcases		
Disability Access No Interior Steps		

Exterior/Structural

Roof Composition	Entry Location Ground Level w/steps	Common Walls
Cond	Plumbing	Patio Brick
Other Custom Built, Termite Clearance	Sprinklers Front and Rear, Manual, Sprinkler Timer	Doors/Windows
Structures, Other Shed		
Exterior Construction Stucco		

Lot Description

APNO 098-233-23	Zoning	Lot/Block/Tract 81//1632
Lot Shade Trees	Legal	
Sewer In, Connected & Paid	Water District	Yard Wood

Community/Association

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

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

LP/SqFt \$273.11	Orig Price \$ 619,900	Prev Price \$ 619,900	Current Price \$579,000
-------------------------	------------------------------	------------------------------	--------------------------------

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®, Copyright, CARETS®

Nam Neil Hoang

Single Family Residence Detached

Residential

RES Active

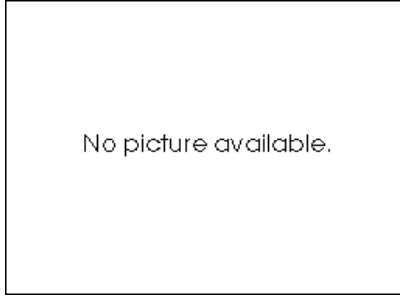
12861 Gilbert St

Tue, Jan 20, 2009 11:39 PM

Garden Grove (GG)

Ref: 4

Price \$599,000*



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

Zip 92841-5120
XSTS Gilbert / Garden Grove

TGNO 798C6
Aerial Map

P642333 Media: **0** Builder Tract **Other (OTHR)**
 Bed **3** Model **(0)**
 Baths **3** Style **Other** Stories **One Level**
 View **No View** Floor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **1,505** Assessor YrBlt **1950** Assessor Land Fee
 ALotSize **11,720** Other Dim **78x150** Acres **0.27**
 Prkng **Direct Garage Access, Driveway**
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
 Countryside home 3BDs, 3 Bath. New driveway, Newer cooper plumping, sprinklers front & back. Big lot size almost 12,000SFTs. Blockwall surrounded.
 Directions FWY 22, W Garden Grove/N Gilbert
 Special Conditions: **None**

Rooms

Bedrooms Living Rm
 Kitchen Dining **Eating Area**
 Total Baths **3** Full Baths **3** 3/4 Baths **0** 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 **No Air Conditioning** Floors **Wall-to-Wall Carpet, Wood**
 Interior Misc
 Disability Access **None**

Exterior/Structural

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

Lot Description

APNO **133-413-10** Zoning Lot/Block/Tract **12/C/1151**
 Lot Legal
 Sewer **Public Septic** Water District/**Public** Water District Yard

Community/Association

HS Dist **Garden Grove Unified 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 **\$398.01** Orig Price \$ **650,000** Prev Price \$ **650,000** Current Price **\$599,000**

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®, Copyright, CARETS®

Nam Neil Hoang **Single Family Residence** **Detached** **Residential RES Active** **9822 Gamble Ave** **Garden Grove (GG)** **Tue, Jan 20, 2009 11:39 PM** **Price \$620,000** **Ref: 5**



Garden Grove E of Euclid, W of Harbor (64) Zip **92841-1349** **TGNO 798D3**
Orange County (OR) XSTS xx **Aerial Map**

P649176 [Media: 6](#) **Builder Tract Other (OTHR)**
 Bed **4** **Model (x)**
 Baths **1** **Style Other** **Stories One Level** **Floor**
 View **No View** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
 ASqFt **1,850** **Assessor** **YrBlt 1955** **Assessor** **Land Fee**
 ALotSize **9,266** **Assessor** **Dim** **Acres 0.21**
 Prkng
 Garage, # cars **2** **Rem** **# Uncovered Spaces** **Cprt** **# Garages** **RV Acc** **Range \$: No**

Range Price Listing: **No**
subject to short sale approval, drive by only for now
 Directions **xx**
 Special Conditions: **Short Sale/Subj to Lender Approval****

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

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

Interior
 Heating **Forced Air** **Cooling Other** **Floors Other**
 Interior Misc
 Disability Access **None**

Exterior/Structural
 Roof **Composition** **Entry Location Other** **Common Walls**
 Cond **Plumbing** **Patio**
 Structures, Other **Sprinklers** **Doors/Windows**
 Exterior Construction **Other**

Lot Description
 APNO **132-125-05** **Zoning r** **Lot/Block/Tract 45//2263**
 Lot **Legal**
 Sewer **In, Connected & Paid** **Water District/Public** **Water District** **Yard**

Community/Association
 HS Dist **Garden Grove Unified 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 **\$335.14** **Orig Price \$ 620,000** **Prev Price \$** **Current Price \$620,000**

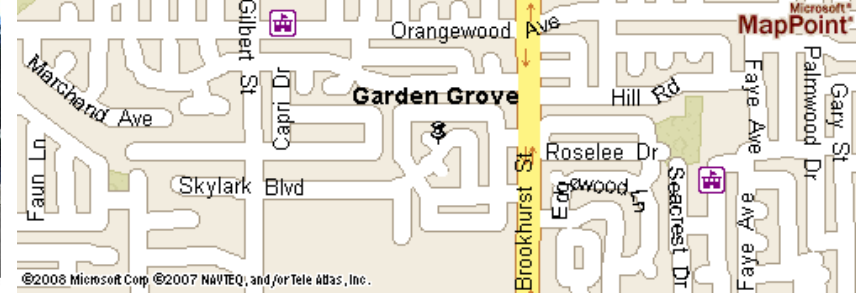
If a listing displays "Short Sale/Subj to Lender Approval***" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does 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®, Copyright, CARETS®

Nam Neil Hoang
 Single Family Residence Detached

Residential
 RES Active **9821 QUAIL Ct**

Tue, Jan 20, 2009 11:39 PM
 Garden Grove (GG) Price \$688,000

Ref: 6



Out of Area (OA)
 Orange County (OR)

Zip **92841-**
 XSTS **Brookhurst St/Hummingbird Ln**

TGNO **798D4**
 Aerial Map

MRM-A08167615 [Media: 20](#) Builder Tract (OTHR)
 Bed 4 Model ()
 Baths 4 Style **Spanish** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$** Land Lse/Yr \$
 ASqFt **2,594** Landlord/Tenant/Seller YrBlt **2007** Land Fee
 A Lot Size **9,384** Dim Acres
 Prkng **Interior Access, Garage Door Opener, Driveway, Garage Attached**

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

Range Price Listing: **No**

This brand new home is rebuilt in 2007 . Located in the most desirable area of Garden Grove . This home features an excellent floor plan . Double door entry, Marble , Hardwood flooring , and Wood paneling throughout . 4 bedrooms with 4 full bathrooms (3 suites) , 2 bathrooms with Jacuzzi Tub . Spacious formal living room with stepped inset ceiling , plus a lots of useful cabinets . Large family room with lovely fireplace and open to the backyard for easy entertaining . Modern style kitchen with beautiful granite countertops,boasts cherry cabinetry, huge center island and gourmet appliances . Dual zoned central air and 3 water heater units with soft water system . Beautiful patio comes for BBQ and family functionous. 2 car attached garage . New sprinkler system in front yard . Hard to find all these wonderful features wrapped into one home .

Directions

Special Conditions:

Rooms

Bedrooms	Living Rm	Dining Family Room
Kitchen		
Total Baths 4	Full Baths 4	3/4 Baths
Baths Desc		1/2 Baths
Other Laundry In Garage, Great Room		1/4 Baths

Amenities

Pool No Pool	Spa	TV Cable TV	Firepl Family Room
Appliances Dishwasher, Double Oven		Water Heater	Other Turnkey
High or Mid-Rise Amenities		Security	

Interior

Heating Forced Air	Cooling Central, Dual, Ceiling Fan(s)	Floors Marble, Wood
Interior Misc		
Disability Access		

Exterior/Structural

Roof Concrete Tile	Entry Location	Common Walls No common walls
Cond	Plumbing Full Copper Plumbing	Patio Slab
Other 220V In Garage	Sprinklers Front Only	Doors/Windows Double Door Entry
Structures, Other		
Exterior Construction Stucco/Brick		

Lot Description

APNO 13237239	Zoning	Lot/Block/Tract 81//1799
Lot Corner Lot, Cul-De-Sac	Legal	
Sewer	Water District	Yard Block Wall
Water District/Public		

Community/Association

HS Dist Garden Grove Unified School District	Elemen	Junior	High Sch
Amenities			
Units	HOA Dues \$ 0 + \$		Mello Roos
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 \$265.23	Orig Price \$ 688,000	Prev Price \$	Current Price \$688,000
-------------------------	------------------------------	---------------	--------------------------------

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®, Copyright, CARETS®

Nam Neil Hoang

Single Family Residence Detached

Residential RES Active

12751 Gilbert St

Tue, Jan 20, 2009 11:39 PM

Garden Grove (GG)

Ref: 7

Price \$850,000



Garden Grove S of Chapman, W of Euclid (63)
Orange County (OR)

Zip 92841-5118
XSTS Gilbert St./Lampson Ave

TGNO 798C6
Aerial Map

P658762 [Media: 14](#) Builder Tract **Custom (CUST)**
 Bed **6** Model (1)
 Baths **4** Style **Hacienda** Stories **Two Levels** Floor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 View **View** YrBlt **1935** Assessor **Assessor** Dim Acres **0.56**
 ASqFt **3,415** Prkng **Driveway - Concrete**
 ALotSize **24,200** Garage, # cars **0** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
Historic Hacienda Estate built in 1935 and sits on a 24k sqft lot. Original hardwood floors throughout, large living room with cozy fireplace, a library retreat with fireplace and built-in bookcases all around, and detailed woodwork throughout the house. Bedroom and full bath on ground floor. Stone court yard with a large working fountain. Perfect for entertaining. Upgrades include copper plumbing, new furnace, and Spanish-tile roof. This home has been well maintained, but retains all of the original historic charms. Enjoy Disneyland s firework show in your own front yard.
 Directions **Going West on Garden Grove Bld, turn right on Gilbert. The home is half way down the block on the left.**
 Special Conditions: **None**

Rooms

Bedrooms **Main Floor Bedroom** Living Rm **Living Room**
 Kitchen **Ceramic Counters** Dining **Formal Dining Rm**
 Total Baths **4** Full Baths **2** 3/4 Baths **1** 1/2 Baths **1** 1/4 Baths **0**
 Baths Desc
 Other **Basement - Unfinished**

Amenities

Pool **No Pool** Spa **No Spa** TV Firepl **Living Room / Uses Both Gas & Wood**
 Appliances Water Heater **Gas** Other **Home Warranty Plan, Laundry Chute**
 High or Mid-Rise Amenities Security

Interior

Heating **Central** Cooling **No Air Conditioning** Floors **Wood**
 Interior Misc **Built-In Bookcases, Crown Moldings, Entrance - Foyer**
 Disability Access **Grab Bars Throughout**

Exterior/Structural

Roof **Spanish Clay Tile** Entry Location **Ground Level w/steps** Common Walls
 Cond **Updated/Remodeled** Plumbing **Full Copper Plumbing** Patio
 Structures, Other Sprinklers **Front, Side and Rear** Doors/Windows **Wood Frame Windows**
 Exterior Construction **Plaster**

Lot Description

APNO **133-401-38** Zoning Lot/Block/Tract **10//4**
 Lot **Heavily Treed Lot, Lot Level-Flat** Legal **Historical Property**
 Sewer **In Street Paid** Water **District/Public** Water District Yard **Block Wall**

Community/Association

HS Dist **Garden Grove Unified School District** Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ **0 + \$ 0** Mello Roos **Unknown**
 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 **\$248.90** Orig Price \$ **850,000** Prev Price \$ Current Price **\$850,000**

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®, Copyright, CARETS®

Nam Neil Hoang

Single Family Residence

Detached

Residential

RES Active

11321 Chapman

Tue, Jan 20, 2009 11:39 PM

Garden Grove (GG)

Ref: 8

Price \$975,000*



Garden Grove N of Chapman, W of Euclid (62)
Orange County (OR)

Zip 92840-3454
XSTS Euclid & Orangewood

TGNO 798G4
Aerial Map

P662900	Media: 14	Builder Tract Custom (CUST)							
Bed 4		Model (C)							
Baths 2	Style Victorian	Stories Two Levels		Floor	HOA Dues \$ 0 + \$ 0		Land Lse/Yr \$		
View No View					Land Fee				
ASqFt 1,984	Assessor	YrBlt 1901	Assessor	Dim	Acres				
ALotSize 37,800									
Prkng Garage Detached									
Garage, # cars 3 D	Rem	# Uncovered Spaces		Cprt	# Garages		RV Acc		Range \$: No

Range Price Listing: No
 Private gated location set back off Chapman Ave. This historic 1901 Farmhouse has newer foundation, copper plumbing, roof and electrical. This 4 bedroom, 2 bathrooms home is in good condition. Extraordinary lot size is currently zoned R1-9 meaning residential property per 9,000sqft. Currently, SoCal Edison poll near water well provides electricity at 50% off. Land previously used as nursery and could suite a business owner with the need to store trucks and equipment or other good idea.
 Directions Look for the huge palm trees to see access gate off Chapman. Lot sits back off the main road.
 Special Conditions: None

Rooms

Bedrooms					
Kitchen				Living Rm Living Room	
Total Baths 2	Full Baths 2	3/4 Baths 0		Dining Formal Dining Rm	
Baths Desc					
Other					

Amenities

Pool No Pool	Spa No Spa	TV	Firepl Living Room / Uses Both Gas & Wood
Appliances		Water Heater	Other
High or Mid-Rise Amenities		Security	

Interior

Heating Floor Furnace	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 Full Copper Plumbing	Patio
Structures, Other	Sprinklers	Doors/Windows
Exterior Construction Wood		

Lot Description

APNO 090-041-16	Zoning	Lot/Block/Tract IN//88302
Lot	Legal	
Sewer In, Connected & Paid	Water Well	Yard Block Wall
	Water District	

Community/Association

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

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 \$491.43	Orig Price \$ 1,190,000	Prev Price \$ 990,000	Current Price \$975,000
------------------	-------------------------	-----------------------	-------------------------

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®, Copyright, CARETS®