

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

**Residential**  
**RES Active**    [2236 Raleigh Ave](#)

Fri, Nov 26, 2010 06:48 PM  
**Costa Mesa (CM)**

Ref: 1  
**Price \$330,000\***



**Southwest Costa Mesa (C2)**  
**Orange County (OR)**

Zip **92627-2909**  
**XSTS Wilson**

TGNO **888H2**  
 Aerial Map

**S611833**    [Media: 4](#)    Builder Tract **Westside Costa Mesa South (WSCM)**  
 Bed **3**    Style **Other**    Model **(1)**  
 Baths **2**    Stories **One Level**  
 View **No View**    Floor  
 ASqFt **1,167**    Assessor    YrBlt **1957**    Assessor    HOA Dues \$ **0 + \$ 0**    Land Lse/Yr \$  
 ALotSize **7,103**    Assessor    Dim **53x133**    Land Fee    Acres **0.16**    Assessor  
 Prkng  
 Garage, # cars **2**    Rem    # Uncovered Spaces    Cprt    # Garages    RV Acc    Range  
 \$: **No**

Range Price Listing: **No**  
**Well maintained owner occupied home, shows pride of ownership, close to all that Costa Mesa has to offer.**  
 Directions **placentia to wilson to raleigh**  
 Special Conditions: **Short Sale/Subj to Lender Approval\*\***

**Rooms**

Bedrooms    Living Rm  
 Kitchen    Dining **Living/Dining Combo**  
 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 **Central**    Cooling **No Air Conditioning**    Floors **Hardwood - Partial**  
 Interior Misc  
 Disability Access **None**

**Exterior/Structural**

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

**Lot Description**

APNO **422-401-06**    Zoning    Lot/Block/Tract **20//2947**  
 Lot    Legal  
 Sewer **Public Sewer**    Water **District/Public**    Water District    Yard  
 Distance to Beach (miles)

**Community/Association**

HS Dist **Newport Mesa 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

**Listing Activity**

LP/SqFt **\$282.78**    Orig Price \$ **340,000**    Prev Price \$ **340,000**    Current Price **\$330,000**

**Contact Information**

Presented By: **Neil Hoang, BS, MS**  
 Preferred Phone Ext:  
 Preferred Fax: **714-636-1978**  
 Voicemail:  
 Primary e-mail address: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com)

DRE License: [01340419](#)  
 Agent Direct Phone Number: **714-982-7732**  
 Mobile Phone: **714-982-7732**  
 Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)  
 Website address: [www.BestHomeINC.com](http://www.BestHomeINC.com)

Preferred Phone: **714-724-8826**  
 Agent Toll Free Phone Number:  
 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**  
2160 Myran Dr

Fri, Nov 26, 2010 06:48 PM  
**Costa Mesa (CM)**

Ref: 2

Price **\$395,000\***



**Southwest Costa Mesa (C2)**  
**Orange County (OR)**

Zip **92627-**  
**XSTS Harbor / Victoria**

TGNO **888J2**  
 Aerial Map

<b>U10004325</b>	<a href="#">Media: 1</a>	Builder Tract <b>Model1 (OTHR)</b>								
Bed <b>3</b>		Model <b>(1)</b>								
Baths <b>1</b>	Style <b>Cottage</b>	Stories <b>One Level</b>				Floor				
View <b>No View</b>						HOA Dues \$ <b>0 + \$ 0</b>		Land Lse/Yr \$		
ASqFt <b>1,100 Estimated</b>		YrBlt <b>1955 Estimated</b>				Land Fee				
ALotSize <b>7,920</b>		<b>Landlord/Tenant/Seller</b>			Dim	Acres				
Prkng										
Garage, # cars <b>2</b>	Rem	# Uncovered Spaces			Cprt	# Garages		RV Acc		Range \$: <b>No</b>

Range Price Listing: **No**  
**Property on quiet, secluded street. Zoned R-2. Approved for two-story, two-unit common-interest development and corresponding parcel map to facilitate the subdivision for condominium purposes. Construction drawings for 2314 sq ft w/garage rear unit and approved design plans for 1776 sq ft w/garage) sq ft front unit. Currently tenant occupied at \$1800 / month. Excellent starter development / construction project. Identical sister project at 2172 Myran Drive.**  
 Directions **Second street west of the Harbor and Victoria intersection.**  
 Special Conditions: **Standard Sale or Lease/None**

**Rooms**

Bedrooms									
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 <b>Cable TV</b>									
Firepl									
Appliances									
Other									
High or Mid-Rise Amenities									
Security									

**Interior**

Heating <b>Natural Gas</b>	Cooling <b>No Air Conditioning</b>	Floors <b>Carpet - Partial</b>
Interior Misc		
Disability Access <b>Main Level Entry</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>422-203-09</b>		Zoning <b>R-2</b>	Lot/Block/Tract <b>9//28</b>
Lot		Legal	
Sewer <b>In Street</b>	Water <b>Meter on Property</b>	Water District	Yard
Distance to Beach (miles)			

**Community/Association**

HS Dist <b>Newport Mesa 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		

**Listing Activity**

LP/SqFt <b>\$359.09</b>	Orig Price \$ <b>445,000</b>	Prev Price \$ <b>445,000</b>	Current Price <b>\$395,000</b>
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**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**  
Voicemail:  
Primary e-mail address: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com)

Mobile Phone: **714-982-7732**  
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**

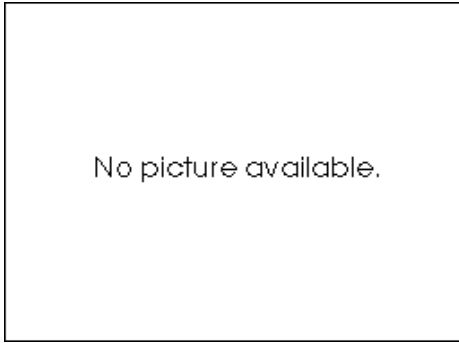
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Neil Hoang  
**Single Family Residence Detached**

**Residential RES** **Active**  
2172 Myran Dr

Fri, Nov 26, 2010 06:48 PM  
**Costa Mesa (CM)** Ref: 3  
 Price **\$395,000**



**Southwest Costa Mesa (C2)**  
**Orange County (OR)**

Zip **92627-**  
**XSTS Harbor / Victoria**  
 TGNO **888J2**  
 Aerial Map

<b>U10004360</b>	Media: <b>0</b>	Builder Tract <b>Othr (OTHR)</b>							
Bed <b>3</b>	Style <b>Cottage</b>	Model <b>(1)</b>							
Baths <b>1</b>		Stories <b>One Level</b>							
View <b>No View</b>		YrBlt <b>1955 Estimated</b>							
ASqFt <b>1,100</b>	Landlord/Tenant/Seller	Builder	Dim	Acres	HOA Dues \$ <b>0 + \$ 0</b>		Land Lse/Yr \$		
ALotSize <b>7,920</b>					Land Fee				
Prkng									
Garage, # cars <b>1</b>	Rem	# Uncovered Spaces	Cprt	# Garages			RV Acc		Range \$: <b>No</b>

Range Price Listing: **No**  
**Property on quiet, secluded street. Zoned R-2. Approved for two-unit, two-story common interest development and corresponding parcel map to facilitate the subdivision for condominium purposes. Construction drawings for 2314 sq ft w/garage rear unit and approved design for 1776 sq ft w/garage front unit. Currently tenant occupied at \$ 1800/ month. Excellent starter development / construction project. Identical sister project at 2160 Myran Drive.**  
 Directions **Second street west of the Harbor / Victoria intersection.**  
 Special Conditions: **Standard Sale or Lease/None**

**Rooms**

Bedrooms					
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>Natural Gas</b>	Cooling <b>No Air Conditioning</b>	Floors <b>Hardwood</b>
Interior Misc		
Disability Access <b>Main Level Entry</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>422-203-07</b>		Zoning	Lot/Block/Tract <b>7//128</b>
Lot		Legal	
Sewer <b>In Street</b>	Water <b>Meter on Property</b>	Water District	Yard
Distance to Beach (miles)			

**Community/Association**

HS Dist <b>Newport Mesa 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		

**Listing Activity**

LP/SqFt <b>\$359.09</b>	Orig Price \$ <b>395,000</b>	Prev Price \$	Current Price <b>\$395,000</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:



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

Mobile Phone: **714-982-7732**  
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**    **377 Ralcam Pl**

Fri, Nov 26, 2010 06:48 PM  
**Costa Mesa (CM)**

Ref: 4

Price **\$395,000**



**Central Costa Mesa (C4)**  
**Orange County (OR)**

Zip **92627-1909**  
**XSTS Victoria & Harbor**

TGNO **888J2**  
 Aerial Map

<b>P758847</b>	<a href="#">Media: 2</a>	Builder Tract <b>Other (OTHR)</b>				
Bed <b>2</b>		Model <b>(0)</b>				
Baths <b>1</b>	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>741</b> <b>Assessor</b>		YrBlt <b>1950</b> <b>Assessor</b>		Land <b>Fee</b>		
ALotSize <b>7,205</b>		Assessor	Dim <b>55x131</b>	Acres <b>0.17</b> <b>Assessor</b>		
Prkng						
Garage, # cars <b>1</b>	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: <b>No</b>

Range Price Listing: **No**  
**This is a great opportunity to create a dream home. Quiet cul-de-sac on large private lot near Triangle Square, great shopping, and more. Hardwood floors in the bedrooms, bright kitchen, wide open bonus room. The house is in the process of being cleaned out. Don't miss this opportunity to get in on the Costa Mesa dream.**  
 Directions from 405 go south on Harbor, left on Victoria, right on Thurin, right on Ralcam  
 Special Conditions: **Standard Sale or Lease/None**

**Rooms**

Bedrooms <b>All Bedrooms Down</b>			Living Rm <b>Living Rm</b>	Entrance
Kitchen			Dining <b>Other Dining</b>	
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 <b>Bonus Room / Other</b>			
Appliances			
Other			
High or Mid-Rise Amenities			
Security			

**Interior**

Heating <b>Other Heating</b>	Cooling <b>No Air Conditioning</b>	Floors <b>Concrete Slab, Hardwood - Partial, Linoleum</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/Wood</b>		

**Lot Description**

APNO <b>419-172-26</b>		Zoning	Lot/Block/Tract <b>7///1368</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>Newport Mesa 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>\$533.06</b>	Orig Price \$ <b>395,000</b>	Prev Price \$	Current Price <b>\$395,000</b>
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**Contact Information**

Presented By: **Neil Hoang, BS, MS**  
 Preferred Phone Ext:  
 Preferred Fax: **714-636-1978**

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

Preferred Phone: **714-724-8826**  
 Agent Toll Free Phone Number:  
 Pager: **714-724-8812**



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

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

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

---

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Neil Hoang  
 Single Family Residence Detached

**Residential**  
**RES Active** 1003 Concord St

Fri, Nov 26, 2010 06:48 PM  
 Costa Mesa (CM)

Ref: 5

Price \$409,625\*



South Coast Metro (C3)  
 Orange County (OR)

Zip 92626-2807  
 XSTS Fairview / Baker

TGNO 859B4  
 Aerial Map

**S635353** [Media: 1](#) Builder Tract **other (OTHR)**  
 Bed 5 Model (o)  
 Baths 2 Style **Ranch** Stories **One Level** Floor  
 View **No View** HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$  
 ASqFt **1,600 Estimated** YrBlit **1964 Assessor** Land Fee  
 ALotSize **6,800 Assessor** Dim **68x100** Acres **0.16 Assessor**  
 Prkng # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Garage, # cars 2 Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**  
 Range Price Listing: **No**  
**New Kitchen Cabinets, Custom Built in done in the Living Room , Close to Shopping, Movies, Dining, Nice Neighborhood, Priced below Market, Needs some finish work , Corner Property, Big Lot Plenty of Potential!!**

Directions **Bear Exit off the 405**  
 Special Conditions: **Short Sale/Offer(s) Submitted**

**Rooms**

Bedrooms Living Rm **Living Rm Entrance, Living Room**  
 Kitchen Dining **Breakfast Counter/Bar, Formal Dining Rm, Skylight(s)**  
 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 / Uses Both Gas & Wood**  
 Appliances  
 Other  
 High or Mid-Rise Amenities  
 Security

**Interior**

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Other**  
 Interior Misc  
 Disability Access **Main Level Entry**

**Exterior/Structural**

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

**Lot Description**

APNO **141-652-25** Zoning Lot/Block/Tract **48//4608**  
 Lot Legal  
 Sewer **Public Sewer** Water **District/Public** Water District Yard  
 Distance to Beach (miles)

**Community/Association**

HS Dist **Newport Mesa 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

**Listing Activity**

LP/SqFt **\$256.02** Orig Price \$ **441,000** Prev Price \$ **425,679** Current Price **\$409,625**

**Contact Information**

Presented By: **Neil Hoang, BS, MS**  
 Preferred Phone Ext:  
 Preferred Fax: **714-636-1978**  
 Voicemail:

DRE License: **01340419**  
 Agent Direct Phone Number: **714-982-7732**  
 Mobile Phone: **714-982-7732**  
 Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

Preferred Phone: **714-724-8826**  
 Agent Toll Free Phone Number:  
 Pager: **714-724-8812**  
 Office Phone: **714-724-8812**



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**  
 2008 Anaheim Ave

Fri, Nov 26, 2010 06:48 PM  
 Costa Mesa (CM)

Ref: 6

Price \$420,000



Southwest Costa Mesa (C2)  
 Orange County (OR)

Zip 92627-2605  
 XSTS 19th

TGNO 888J3  
 Aerial Map

**S636912** [Media: 1](#) Builder Tract **other (OTHR)**  
 Bed 3 Model **(0)**  
 Baths 1 Style **Ranch** Stories **One Level** Floor  
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 ASqFt **1,246 Assessor** YrBlt **1952 Assessor** Land Fee  
 ALotSize **7,203 Assessor** Dim **49x145** Acres **0.17 Assessor**  
 Prkng **Driveway, Garage - Two Door, Garage Detached**  
 Garage, # cars **2 D** Rem # Uncovered Spaces **6** Cprt # Garages RV Acc Range  
 \$: **No**

Range Price Listing: **No**  
**Desirable Neighborhood.recently remodeled new carpet paint landscaping everything. Bathroom Remodeled With jacuzzi tub.this Nice Home Has Front And Back Covered Patio.big Back Yard**  
 Directions [mapquest](#)  
 Special Conditions: **Short Sale/Subj to Lender Approval\*\***

**Rooms**

Bedrooms **All Bedrooms Down** Living Rm **Living Rm Entrance**  
 Kitchen Dining **Breakfast Counter/Bar**  
 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 **No Spa**  
 TV Water Heater **Gas**  
 Firepl  
 Appliances **Gas Oven**  
 Other  
 High or Mid-Rise Amenities  
 Security

**Interior**

Heating **Central** Cooling **Central** Floors **Carpet - Partial**  
 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 **Stucco**

**Lot Description**

APNO **422-134-07** Zoning Lot/Block/Tract **23//247**  
 Lot **Cleared** Legal  
 Sewer **In Street Paid** Water **Meter on Property** Water District Yard **Fully Fenced**  
 Distance to Beach (miles)

**Community/Association**

HS Dist **Newport Mesa 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

**Listing Activity**

LP/SqFt **\$337.08** Orig Price \$ **420,000** Prev Price \$ Current Price **\$420,000**

**Contact Information**

Presented By: **Neil Hoang, BS, MS**  
 Preferred Phone Ext:  
 Preferred Fax: **714-636-1978**  
 Voicemail:

DRE License: **01340419**  
 Agent Direct Phone Number: **714-982-7732**  
 Mobile Phone: **714-982-7732**  
 Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

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 Office Phone: **714-724-8812**



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

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

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Neil Hoang  
**Single Family Residence Detached**

**Residential RES Active** **570 Traverse Dr**  
 Fri, Nov 26, 2010 06:48 PM  
 Costa Mesa (CM) Price **\$430,000** Ref: 7



**South Coast Metro (C3)** Zip **92626-3117** TGNO **859D4**  
**Orange County (OR)** XSTS **BRISTOL / PAULARINO** Aerial Map

**P689830** [Media: 3](#) Builder Tract **Other (OTHR)**  
 Bed **3** Model **(0)**  
 Baths **3** Style **Other** Stories **Two Levels** Floor  
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$  
 ASqFt **1,796** Assessor YrBlt **1965** Assessor Land Fee  
 ALotSize **7,200** Assessor Dim **60x120** Acres **0.17** Assessor  
 Prkng  
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range  
 \$: **No**

Range Price Listing: **No**  
**NICE HOME IN GOOD NEIBORHOOD IN COSTA MESA,3 BEDROMS 2.5 BATH CLOSE TO SOUTH COAST PLAZA,FREEWAYS AND SCHOOLS.**  
 Directions **N/A**  
 Special Conditions: **Short Sale/Subj to Lender Approval\*\***

**Rooms**  
 Bedrooms Living Rm  
 Kitchen Dining **In 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 Water Heater  
 Firepl **Living Room / Uses Both Gas & Wood**  
 Appliances  
 Other  
 High or Mid-Rise Amenities  
 Security

**Interior**  
 Heating **Central** Cooling **Central** Floors **Ceramic Tile, Wall-to-Wall Carpet**  
 Interior Misc  
 Disability Access **None**

**Exterior/Structural**  
 Roof **Spanish Clay Tile** Entry Location **Ground Level w/steps** Common Walls  
 Plumbing  
 Cond Sprinklers Patio  
 Structures, Other Doors/Windows  
 Exterior Construction **Stucco/Brick**

**Lot Description**  
 APNO **418-021-08** Zoning Lot/Block/Tract **84//5698**  
 Lot Legal  
 Sewer **In, Connected & Paid** Water **District/Public** Water District **COSTA MESA WATER DISTRIC** Yard  
 Distance to Beach (miles)

**Community/Association**  
 HS Dist **Newport Mesa 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

**Listing Activity**  
 LP/SqFt **\$239.42** Orig Price \$ **430,000** Prev Price \$ Current Price **\$430,000**

**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:  
 Preferred Fax: **714-636-1978** Mobile Phone: **714-982-7732** Pager: **714-724-8812**  
 Voicemail: Blog: **www.TravelVietnamNetwork.com** Office Phone: **714-724-8812**  
 Primary e-mail address: **neilhoang@yahoo.com** Website address: **www.BestHomeINC.com** Office Name: **Mac 1 Funding**



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

**Residential RES**    **Active**    [3045 Garfield Ave](#)

Fri, Nov 26, 2010 06:48 PM    Ref: 8  
**Costa Mesa (CM)**    Price **\$445,000\***



**South Coast Metro (C3)**  
**Orange County (OR)**

Zip **92626-2841**  
**XSTS Baker and Fairview**

TGNO [859B5](#)  
 Aerial Map

**P751616**    [Media: 1](#)    **Builder Tract \* (OTHR)**  
 Bed **4**    **Model (\*)**  
 Baths **2**    **Style Other**    **Stories One Level**  
 View **No View**    Floor  
 ASqFt **1,404 Assessor**    HOA Dues \$ **0 + \$ 0**    Land Lse/Yr \$  
 ALotSize **7,400**    YrBlt **1962 Assessor**    Land Fee  
 Prkng    **Assessor**    Dim **74x100**    Acres **0.17 Assessor**

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

Range Price Listing: **No**  
**APPROVED SHORT SALE AT \$445,000.00 APPROVED! APPROVED! PLEASE BRING YOUR BUYERS!. Property in great condition, nice landscaping, large lot. The kitchen has been expanded to include a breakfast bar and customized cabinetry and tile. Super location across from school and park. Directions 405 Freeway, exit on Fairview Rd South, right on Belfast, left on Leon, and you will find Garfield. 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  
 Appliances  
 Other  
 High or Mid-Rise Amenities  
 Security

**Interior**

Heating **Forced Air**    Cooling **Central**    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 **141-134-24**    Zoning    Lot/Block/Tract **80//4232**  
 Lot    Legal  
 Sewer **In, Connected & Paid**    Water **District/Public**    Water District    Yard  
 Distance to Beach (miles)

**Community/Association**

HS Dist **Newport Mesa 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

**Listing Activity**

LP/SqFt **\$316.95**    Orig Price \$ **380,000**    Prev Price \$ **380,000**    Current Price **\$445,000**

**Contact Information**

Presented By: **Neil Hoang, BS, MS**    DRE License: [01340419](#)    Preferred Phone: **714-724-8826**  
 Preferred Phone Ext:  
 Preferred Fax: **714-636-1978**    Agent Direct Phone Number: **714-982-7732**    Agent Toll Free Phone Number:  
 Voicemail:    Mobile Phone: **714-982-7732**    Pager: **714-724-8812**  
 Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)    Office Phone: **714-724-8812**



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**    **822 Santiago Rd**

Fri, Nov 26, 2010 06:48 PM  
 Costa Mesa (CM)

Ref: 9

Price **\$460,000\***



**Central Costa Mesa (C4)**  
**Orange County (OR)**

Zip **92626-5706**  
 XSTS **Adams/Fairview**

TGNO **859C6**  
 Aerial Map

**P712156**    [Media: 5](#)    **Builder Tract Mesa Del Mar (MDMA)**  
 Bed **4**    **Style Ranch**    **Model (1)**  
 Baths **2**    **Stories One Level**    Floor  
 View **Pool View**    HOA Dues \$ **0 + \$ 0**    Land Lse/Yr \$  
 ASqFt **1,415 Assessor**    YrBlt **1962 Assessor**  
 ALotSize **6,510**    **Assessor**    Dim **70x93**    Land Fee    Acres **0.15 Assessor**  
 Prkng **Garage - Front Entry**  
 Garage, # cars **2**    Rem    # Uncovered Spaces    Cprt    # Garages    RV Acc    Range \$: **No**

Range Price Listing: **No**  
**Bring your paint brush for this quiet location home with easy access to 405, 73 & 55 Freeways. Large 4 brm 2 bath home with large pool & spa. Front porch greets you as you enter home. Large living room with fireplace. Tile kitchen w/dishwasher & double stove. Dining room off kitchen. Master bedroom on one side of house with private 3/4 bathroom. 3 large bedrooms and full bathroom on other side of house. Laundry in the garage. Newer covered patio in rear with large pool & spa. Approved short sale...Seller has agreed to bank's terms, but it will take time to get both 1st & 2nd re-approved with new buyer's name.**  
 Directions **Off Baker Street & Bear Street. Interior location. Bear St, to St. Clair St, to Drake Avenue to Sonora Road to Santiago Road.**  
 Special Conditions: **Notice of Default, Short Sale/Subj to Lender Approval\*\***

**Rooms**

Bedrooms    Living Rm  
 Kitchen **Ceramic Counters, Tile Counters**    Dining **Family Kitchen, Family Room, Kitchen/Dining Combo**  
 Total Baths **2**    Full Baths **1**    3/4 Baths **1**    1/2 Baths **0**    1/4 Baths **0**  
 Baths Desc **Shower and Tub, Stall Shower, Tiled Shower**  
 Other **Laundry In Garage**

**Amenities**

Pool **In Ground**  
 Spa **Private Spa, Gunite, In Ground**  
 TV **Cable TV**    Water Heater **Gas**  
 Firepl **Living Room / Brick / Uses Wood Only**  
 Appliances **Built-In Gas Range, Dishwasher, Double Oven, Garbage Disposal**  
 Other  
 High or Mid-Rise Amenities  
 Security

**Interior**

Heating **Forced Air**    Cooling **No Air Conditioning**    Floors **Wall-to-Wall Carpet**  
 Interior Misc  
 Disability Access **None**

**Exterior/Structural**

Roof **Composition/Shingle**    Entry Location **Ground Level w/steps**    Common Walls **No common walls**  
 Cond **As Is**    Plumbing  
 Other **Faces West, Foundation - Concrete Slab, Subfloor - Slab on Grade**    Patio **Covered Patio**  
 Structures, Other    Doors/Windows  
 Exterior Construction **Stucco**

**Lot Description**

APNO **141-541-06**    Zoning    Lot/Block/Tract **13//4184**  
 Lot **Curbs-Walks, Lot Level-Flat, Street Public**    Legal  
 Sewer **In, Connected & Paid**    Water District    Yard  
 Distance to Beach (miles)    Water **District/Public**

**Community/Association**

HS Dist **Newport Mesa Unified School District**    Elemen **Sonora Elementary**    Junior **Davis**    High Sch **Costa Mesa High**  
 Amenities  
 Units **1**    HOA Dues \$ **0 + \$ 0**    Mello Roos **No**  
 Land **Fee**    Land Lse/Yr \$  
 City Inspection Required **No**    Builder's Name

**Listing Activity**

LP/SqFt **\$325.09**    Orig Price \$ **425,000**    Prev Price \$ **425,000**    Current Price **\$460,000**

**Contact Information**



Presented By: **Neil Hoang, BS, MS**  
Preferred Phone Ext:  
Preferred Fax: **714-636-1978**  
Voicemail:  
Primary e-mail address: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com)

DRE License: [01340419](#)  
Agent Direct Phone Number: **714-982-7732**  
Mobile Phone: **714-982-7732**  
Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)  
Website address: [www.BestHomeINC.com](http://www.BestHomeINC.com)

Preferred Phone: **714-724-8826**  
Agent Toll Free Phone Number:  
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**    [152 22nd St](#)

Fri, Nov 26, 2010 06:48 PM    Ref: 10  
 Costa Mesa (CM)    Price **\$474,500\***



**East Costa Mesa (C5)**  
**Orange County (OR)**

Zip **92627-**  
 XSTS **newport /orange**    TGNO [889b2](#)  
 Aerial Map

<b>S629141</b>	<a href="#">Media: 16</a>	Builder Tract <b>Eastside South (ESCM)</b>							
Bed <b>3</b>		Model <b>(1)</b>							
Baths <b>2</b>	Style <b>Brown Shingle</b>	Stories <b>One Level</b>							
View <b>No View</b>									
ASqFt <b>1,100</b>	Assessor	YrBlit <b>1951</b>	Assessor						
ALotSize <b>8,418</b>		Appraiser							
Prkng									
Garage, # cars <b>2</b>	Rem	# Uncovered Spaces		Cprt	# Garages		RV Acc		Range \$: <b>No</b>

Range Price Listing: **No**  
**Equity sale!!! Great eastside Costa Mesa cottage on HUGE R-2 lot... Lot is 8,418 sq ft and can possibly be used to add another home/unit in back. Just fell out of escrow and reduced to sell now 10-26-10.. This older starter cottage is located on corner lot. New sod just put in the front. Newly painted. One bathroom remodeled with new tile. Kitchen included new tile. Huge back yard is big enough for a basketball court, pool, etc. One of the bedrooms & bath has separate entrance and can possibly be utilized as a granny unit. Composition roof & detached 2 car garage. Easy access to freeways, beach and straight down the street to Newport.**

Directions **off Newport Blvd/22nd St**  
 Special Conditions: **Standard Sale or Lease/None**

**Rooms**

Bedrooms					
Kitchen					
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	Water Heater		
Firepl			
Appliances			
Other			
High or Mid-Rise Amenities			
Security			

**Interior**

Heating <b>Central</b>	Cooling <b>No Air Conditioning</b>	Floors <b>Wood</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/Wood</b>		

**Lot Description**

APNO <b>426-061-01</b>	Zoning	Lot/Block/Tract <b>1//269</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>Newport Mesa Unified School District</b>	Elemen	Junior	High Sch
Amenities			
Units	HOA Dues <b>\$ 0 + \$ 0</b>		Mello Roos <b>No</b>
Land <b>Fee</b>	Land Lse/Yr \$		
City Inspection Required <b>No</b>	Builder's Name		

**Listing Activity**

LP/SqFt <b>\$431.36</b>	Orig Price <b>\$ 519,000</b>	Prev Price <b>\$ 489,900</b>	Current Price <b>\$474,500</b>
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**Contact Information**



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

Agent Direct Phone Number: **714-982-7732**  
Mobile Phone: **714-982-7732**  
Blog: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)  
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Agent Toll Free Phone Number:  
Pager: **714-724-8812**  
Office Phone: **714-724-8812**  
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