

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 & Westminister (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 Website: www.BestHomeINC.com Blog WSite: 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** **4152 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** **Model Unknown (U)**
 Baths **2** **Style Ranch** **Stories One Level**
 View **No View** **Floor**
 ASqFt **1,202** **Assessor** **YrBlt 1956** **Assessor** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
 ALotSize **6,868** **Assessor** **Dim 68x101** **Land Fee**
Prkng Garage Detached **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

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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** **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**

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®

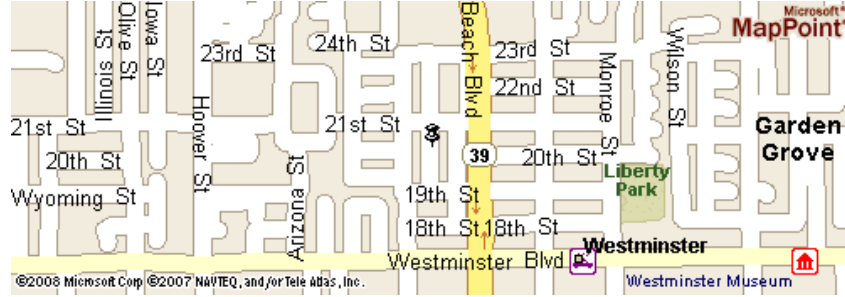
Nam Neil Hoang
Single Family Residence
 Aerial Map 

Residential
RES Active **13772 Charleville Dr**

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

Ref: 3

Price **\$293,900***



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 Dim Acres Land Fee
 A Lot Size **6,000** Assessor Cprt # Garages RV Acc Range
 Prkng **Garage Attached** # Uncovered Spaces \$: **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

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Listing Activity

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

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
 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**

TGNO **797H7**

XSTS **E/Goldenwest & N/Trask**

P661635 [Media: 1](#) **Builder Tract Other (OTHR)**
 Bed **3** Model (*)
 Baths **2** Style **Ranch** Stories **One Level** Floor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 View **No View** YrBlt **1956 Assessor** Land **Fee**
 ASqFt **1,257 Assessor** Dim **76x112** Acres **0.2**
 ALotSize **8,512**
 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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Listing Activity

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

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** Tue, Oct 28, 2008 07:36 PM Ref: 5
Single Family Residence **Detached** **RES Active** [15490 Avon Cir](#) **Westminster (WTM)** Price **\$389,900**
 Aerial Map 



S of Bolsa, E of Beach (67) Zip **92683-** TGNO [828F4](#)
Orange County (OR) XSTS **McFadden Ave.** 

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 2	Full Baths 2	3/4 Baths 0	1/2 Baths 0	1/4 Baths 0	
Baths Desc					
Other					

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

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

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

Lot Description			
APNO 108-536-03	Zoning	Lot/Block/Tract 138//4063	
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		

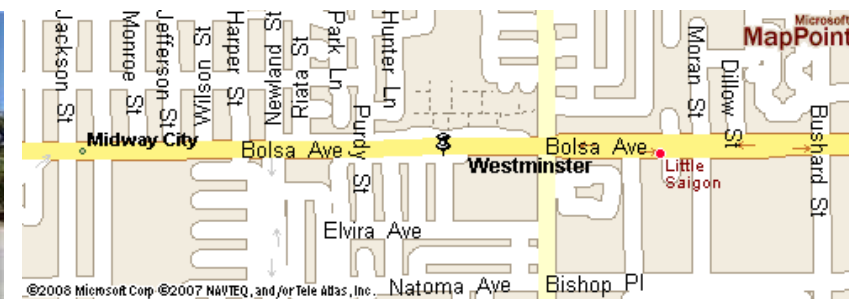
This Report was created by:
 Agent: **Nam Neil Hoang** Phone: **714-289-2254** Mobile Ph: **714-686-1761** Pager: **714-686-1761**
 Office: **Mac 1 Funding** Fax: **714-636-1978** Email: neilhoang@yahoo.com Website: www.BestHomeINC.com Blog WSite: www.TravelVietnamNetwork.com

Listing Activity			
LP/SqFt \$283.56	Orig Price \$ 389,900	Prev Price \$	Current Price \$389,900

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** **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

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 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 2	Full Baths 1	3/4 Baths 0	1/2 Baths 1	1/4 Baths 0
Baths Desc				
Other				

Amenities

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

Interior

Heating Wall Gas	Cooling No Air Conditioning	Floors Wall-to-Wall Carpet
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 107-455-05	Zoning	Lot/Block/Tract 45//2803
Lot	Legal	
Sewer In, Connected & Paid	Water District/ Public	Yard

Community/Association

HS Dist ABC 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


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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 Website: www.BestHomeINC.com Blog WSite: www.TravelVietnamNetwork.com

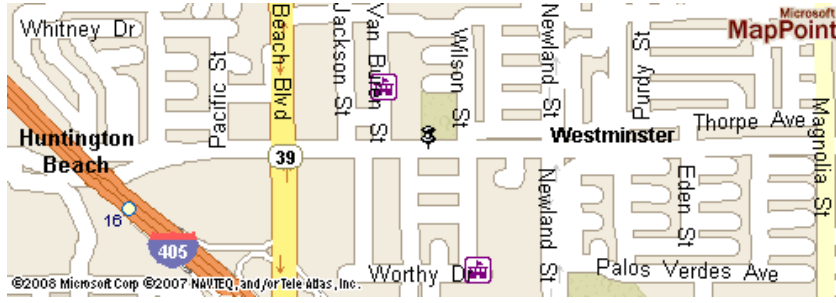
Listing Activity

LP/SqFt \$366.64	Orig Price \$ 449,500	Prev Price \$	Current Price \$449,500
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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** **Tue, Oct 28, 2008 07:36 PM** Ref: 8
Single Family Residence Detached RES Active 8242 Mcfadden Ave Midway City (MC) Price \$455,000

Aerial Map 



S of Bolsa, E of Beach (67) Zip **92655-1611** TGNO **828A4**
Orange County (OR) XSTS **Beach & Mcfadden**

S551929 [Media: 5](#) Builder Tract **Other (OTHR)**
 Bed **4** Model **(z)**
 Baths **2** Style **Spanish** Stories **One Level**
 View **Park or Green Belt View**
 ASqFt **1,580** Assessor YrBlt **1958** Assessor Dim **62x115** Floor HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ALotSize **7,210** Assessor Acres **0.17**
 Prkng # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

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 In Kitchen
 Total Baths **2** Full Baths **2** 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 **Wall Gas** Cooling **No Air Conditioning** Floors **Carpet - Partial, Ceramic Tile**
 Interior Misc
 Disability Access **None**

Exterior/Structural

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

Lot Description

APNO **107-362-03** Zoning Lot/Block/Tract **50//3114**
 Lot Legal
 Sewer **In Street Paid** Water **District/Public** Water District Yard **Brick Wall, Fenced-Rear, Stucco Wall, Wrought Iron**

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**
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Listing Activity

LP/SqFt **\$287.97** Orig Price **\$ 455,000** Prev Price \$ Current Price **\$455,000**

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
Single Family Residence
 Aerial Map 

Detached 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	Style Traditional	Model Two-story (*)		Floor	
Baths 2		Stories Two Levels		HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$ 0
View Pool View		YrBlt 1962	Assessor	Land Fee	
ASqFt 1,761	Assessor	Assessor	Dim 101x84	Acres 0.17	
ALotSize 7,216					
Prkng					
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
Baths Desc	3/4 Baths 1
Other Laundry In Garage	1/2 Baths 0
	1/4 Baths 0

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	Patio
Other Faces West	Sprinklers	Doors/Windows Double Pane Windows, French Doors
Structures, Other Shed		
Exterior Construction Stucco		

Lot Description

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

Community/Association

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

Contact Information

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			Blog WSite: www.TravelVietnamNetwork.com

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** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
 ALotSize **6,500** **YrBlt 1962 Assessor** **Land Fee**
Prkng Direct Garage Access, Driveway - Concrete **Assessor** **Dim 60x108** **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** **Firepl**
Appliances **Water Heater None** **Security** **Other**
High or Mid-Rise Amenities

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 **Land Lse/Yr \$**
City Inspection Required No **Builder's Name**

Contact Information

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Listing Activity

LP/SqFt **\$249.95** **Orig Price \$ 499,900** **Prev Price \$** **Current Price \$499,900**

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