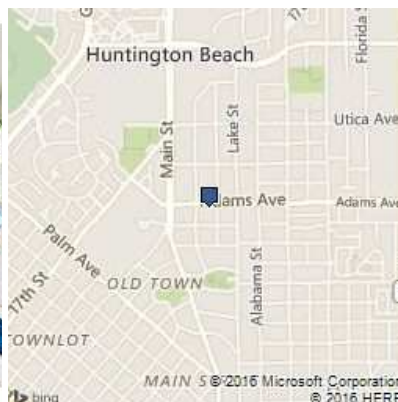


	Duane Wellhoefer	Cell: 949-246-1992
	President	Fax: 888-837-9887
		Duane@Premiermoneysource.com
		CalBRE: 01855406

126 Adams Av, Huntington Beach 92648STATUS: **Active**LIST PRICE: **\$1,175,000** ↓

Cross Streets: Main Street



BED / BATH: **4/2,0,0,0**
 SQFT(src): **2,050 (S)**
 PRICE PER SQFT: **\$573.17**
 LOT(src): **0.143/6,210 (A)**
 GARAGE: **2**
 YEAR BUILT(src): **1950 (ASR)**
 PROP SUB TYPE: **SFR (D)**
 DOM / CDOM: **51/51**
 SLC: **Standard**
 PARCEL #: **02308211**
 LISTING ID: **NP16196863**
 LIST \$ ORIGINAL: **\$1,225,000**

Next OH: Public: Sat Oct 29, 1:00PM-4:00PM

DESCRIPTION

Completely remodeled in 2016! Downtown HB "Park area" one level SFR. Rare, large 6,200+ sq. ft. lot with alley/ RV access and two car garage with ample additional parking. This house has it all including an array of high-end finishes and an open, flowing floor plan. Upon entry, a neutral color palette and gleaming new floors complement the bright and sunny great room and gourmet kitchen with Carrera Marble and Quartz countertops, ample cabinetry, and high-end stainless steel appliances. Equipped with Milgard Energy Efficient windows, USB ports throughout, and a Nest Thermostat System, this newly rebuilt home is as smart as it is appealing to the eye. Recessed lighting with dimmers and closet organization systems can be enjoyed from each of the four bedrooms including the master suite with walk-in closet, volume ceilings, and French doors to the private deck. This home enjoys a spacious, drought-resistant backyard with space for additional parking or a future pool. Other features of this pristine home include a dedicated office, full size laundry room or mudroom with sink, a new roof, a hybrid plug-in circuit inside the garage, and a premier location close to Main St., park, pier, new Pacific City shopping center, and 4th of July parade!

EXCLUSIONS:

INCLUSIONS:

AREA: **15 - West Huntington Beach**
 SUBDIVISION: **Downtown Area (DOWN)/Downtown Area (DOWN)**
 COUNTY: **Orange**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

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

ROOM TYPE: **Great Room, Master Bedroom, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Walk-In Closet, Office**
 EATING AREA: **Area, Breakfast Counter / Bar**

COOLING: **See Remarks**
 HEATING: **Forced Air**
 VIEW: **None**
 WATERFRONT: **Ocean Side of Freeway**
 POOL: **None**
 LAUNDRY: **Inside, Individual Room**

INTERIOR

INTERIOR: **Built-Ins, Bathtub, Wired for Data, Kitchen Island, Kitchen Open to Family Room, Open Floor Plan, Pantry, Recessed Lighting, Shower, Shower in Tub**
 ACCESSIBILITY:

APPLIANCES: **Dishwasher, Freezer, Garbage Disposal, Gas Oven, Gas Range, Gas Stove, Range/Stove Hood, Refrigerator**
 FLOORING: **Laminated**

ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 FENCING: **Blockwall, Wood**

LOT: **Front Yard, Lawn, Paved**
 SEWER:

PATIO/PORCH: **Covered, Concrete, Deck, Patio, Wood**
 SPA: **None**

BUILDING

BUILDER NAME:

ARCH STYLE:

ROOF:

CONSTR MTLs:

MAKE:
BUILD MODEL:
TAX MODEL:

DOOR: **French Doors**
WINDOW: **Energy Star Windows**

FOUNDATION DTLs:
PROP COND: **Turnkey**

STRUCT. COND: **Turnkey**
OTHER STRUCT:

GARAGE AND PARKING

ATTACHED GARAGE?:
UNCOVERED SPACES: **2**

PARKING TOTAL: **4**
REMOTES:

GARAGE SPACES: **2**
RV PARK DIM:

CARPORT SPACES:

GREEN

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

GREEN VERIFICATION BODY:
GREEN ENERGY EFF:

GREEN VERIFICATION YR:
GREEN SUSTAIN:

GREEN VERI. RATING:
GREEN WTR CONSERV:

COMMUNITY

HOA FEE: **\$0**
HOA FEE 2:
COMMUNITY: **Curbs, Sidewalks**

HOA NAME:
HOA NAME 2:

HOA PHONE:
HOA PHONE 2:

HOA AMENITIES:
UNITS IN COMMUNITY: **1**
STORIES TOTAL:

LAND

LAND LEASE?: **No**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
PARCEL #: **02308211**
ADDITIONAL APN(s): **No**

LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES: **Natural Gas Available, Sewer Connected, Water Connected**
ELECTRIC: **220V In Garage, 220V In Laundry, Electricity - On Property**
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX LOT: **5**
TAX BLOCK: **1114**
TAX TRACT #: **358**
ZONING:

SCHOOL

HIGH SCHOOL DISTRICT: **Huntington Beach Union High**

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL: **Other**

LISTING

DATES

BAC: **2.500%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY:
PRIVATE REMARKS: **Go Direct or call Bud Mastropaolo at: 714-655-6584. Buyer/buyer's agent to verify all data. Home is fully prepped for A/C. Just needs a unit to be installed.**

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

LIST CONTRACT DATE: **09/07/16**
PRICE CHG TIMESTAMP: **10/10/16**
STATUS CHG TIMESTAMP: **09/07/16**
MOD TIMESTAMP: **10/28/16**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Bud Mastropaolo**
SHOW CONTACT PH: **714-655-6584**
DIRECTIONS: **Cross Streets: Main Street**

SHOW INSTRUCTIONS: **Go direct or call Bud Mastropaolo at: 714-655-6584. Go Direct, Key Box**

LOCK BOX LOCATION: **Front Door**
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Vacant**
OWNER'S NAME:

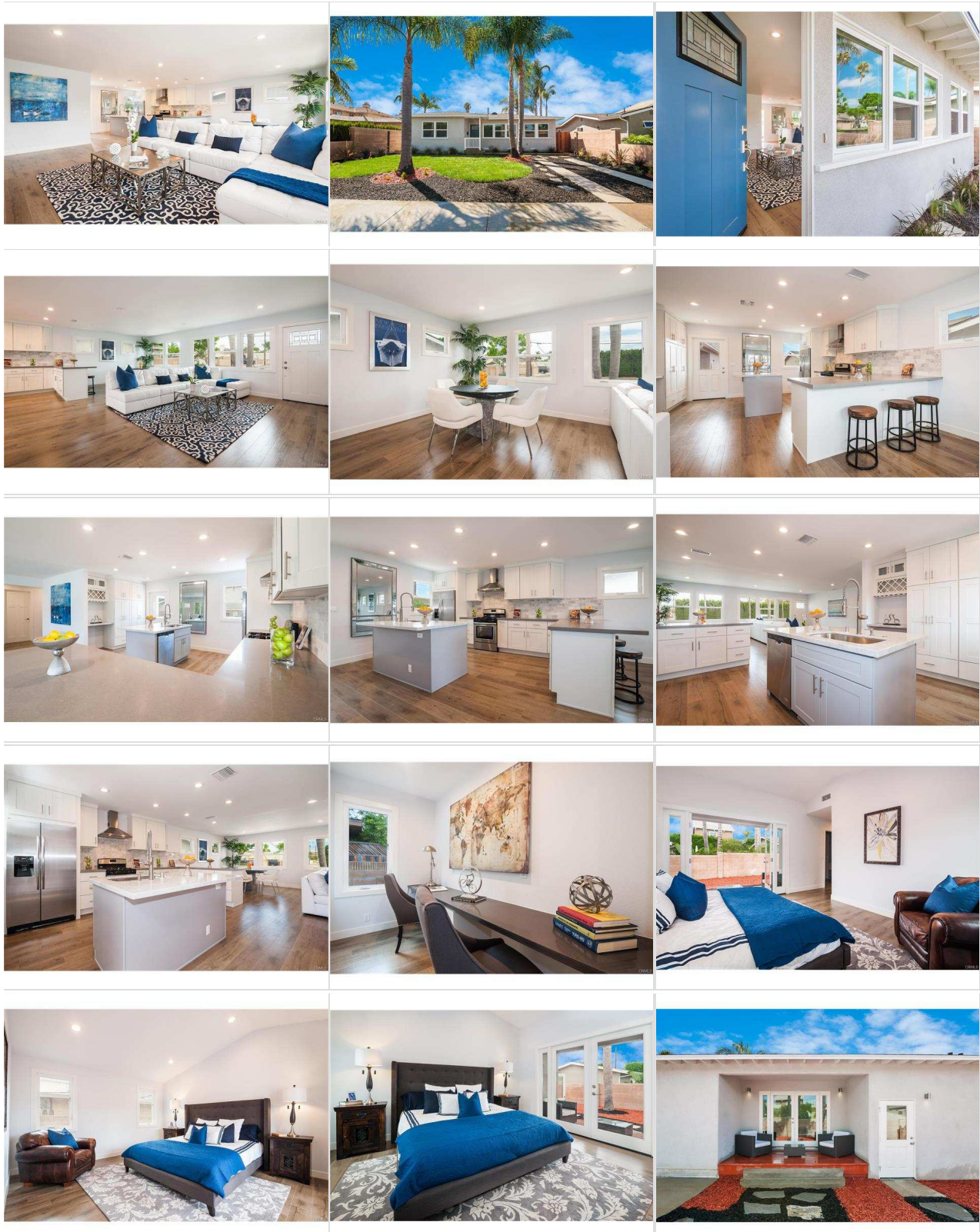
AGENT / OFFICE

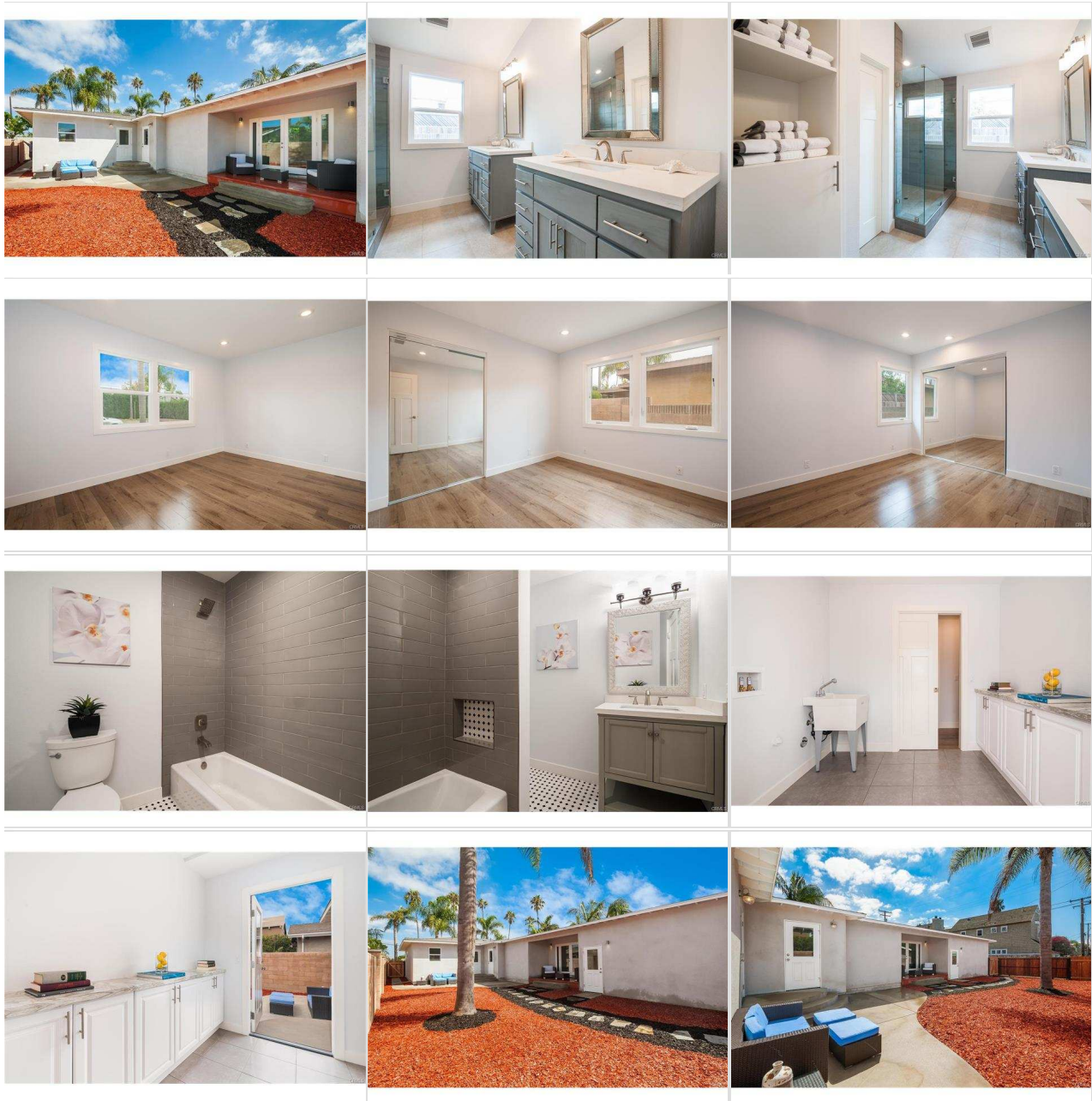
CONTACT PRIORITY

LA: (**U10153**) **Tim Smith**
CoLA: **Steven Mastropaolo**
LO: (**U6312**) **Coldwell Banker Res. Brokerage**
LO PHONE: **949-644-1600**
CoLO: **Coldwell Banker Res. Brokerage**
CoLO PHONE: **949-644-1600**

LA State License: **01346878**
CoLA State License: **01976149**
LO State License: **00616212**
LO FAX: **949-644-1690**
CoLO State License: **00616212**
CoLO FAX: **949-644-1690**

1.CoLA TEXT: **714-655-6584**
2.CoLA CELL: **714-655-6584**
3.CoLA EMAIL: **bud@timsmithgroup.com**
4.LA DIRECT: **949-717-4711**





AGENT FULL: Residential LISTING ID: NP16196863

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Accuracy of square footage, lot size and other information is not guaranteed.

Search Criteria

Property Type is 'Residential'
City is 'Huntington Beach'
Street Number Numeric is 126
Selected 1 of 4 results.