



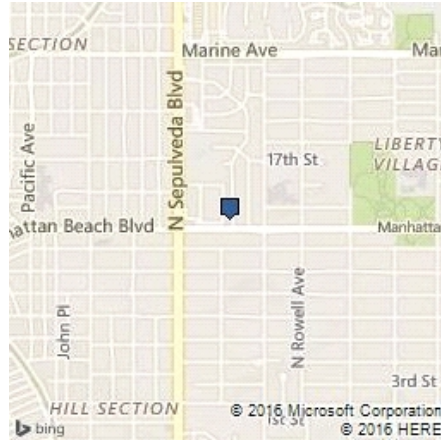
Duane Wellhoefer
President

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Fax: 888-837-9887
Duane@Premiermoneysource.com
CalBRE: 01855406

1155 Magnolia Av, Manhattan Beach 90266 STATUS: Pending

LIST PRICE: \$1,150,000 ↓

Cross Streets: Manhattan Bch Blvd & Magnolia



BED / BATH: 2/1,0,0,0
SQFT(src): 1,002 (A)
PRICE PER SQFT: \$1,147.70
LOT(src): 0.112/4,887 (A)
GARAGE: 1
YEAR BUILT(src): 1948 (ASR)
PROP SUB TYPE: SFR (D)
DOM / CDOM: [62/118](#)
SLC: Standard
PARCEL #: [4166024017](#)
LISTING ID: SB16153458
LIST \$ ORIGINAL: \$1,199,000

Recent: 09/14/2016 : PEND : A->P

DESCRIPTION

Development opportunity or live in and enjoy the cute single family ranch style home located next to door to a newer \$2.5M+ estate home. Can also upgrade and add Sq.Ft with a remodel to gain size and value or build new. Large Living Room, Dining Room, and gorgeous Den with Asian themed décor. Hardwood floors. Light & bright. Spacious kitchen. Nice flow throughout. Large grassy backyard. Light and bright. Live in as is, flip for profit, or build your new dream home.

EXCLUSIONS:

INCLUSIONS:

AREA: 146 - Manhattan Bch Heights/Lib Vlg
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LEVELS: One
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING:
HORSE:

ROOM TYPE: All Bedrooms
Down, Den, Living Room
EATING AREA:

COOLING: None
HEATING:
VIEW: None
WATERFRONT:
POOL: None
LAUNDRY: In Garage

INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES:
FLOORING:

ENTRY LOC/ENTRY LVL: /
FIREPLACE: None

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
FENCING:

LOT: Back Yard, Front Yard, Lawn
SEWER:

PATIO/PORCH:
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLs:
STRUCT. COND:
OTHER STRUCT:

GARAGE AND PARKING

ATTACHED GARAGE?:
UNCOVERED SPACES:

PARKING TOTAL: 1
REMOTES:

GARAGE SPACES: 1
RV PARK DIM:

CARPOR SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:
GREEN ENERGY GEN:

GREEN VERIFICATION BODY:
GREEN ENERGY EFF:

GREEN VERIFICATION YR:
GREEN SUSTAIN:

GREEN VERI. RATING:
GREEN WTR CONSERV:

WALK SCORE:

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
COMMUNITY: Curbs, Sidewalks,
Street Lighting

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 #: [4166024017](#)
ADDITIONAL APN(s): No

LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES: Sewer Available
ELECTRIC:
WATER SOURCE: Public
LOT SIZE DIM:
ASSESSMENTS: Unknown

TAX LOT: 161
TAX BLOCK:
TAX TRACT #: 14123
ZONING:

SCHOOL

HIGH SCHOOL DISTRICT: Manhattan
Unified

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL:

LISTING

BAC: 2.5%
BAC RMRKS:
DUAL/VARI COMP?: No
LEASE CONSIDERED?: No
TERMS: Conventional, Cash
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY:
PRIVATE REMARKS: Easy to show - Supra lockbox - please call for location and so I can make sellers aware of showing time.

LIST AGRMT: Exclusive Right To Sell
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 07/14/16
PRICE CHG TIMESTAMP: 08/17/16
STATUS CHG TIMESTAMP: 09/14/16
MOD TIMESTAMP: 09/14/16
EXPIRED DATE:
PURCH CONTRACT DATE: 09/13/16
ENDING DATE:

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME:
SHOW CONTACT PH:
DIRECTIONS: Cross Streets: Manhattan Bch Blvd & Magnolia

SHOW INSTRUCTIONS: Call
Listing Agent,Key Box

LOCK BOX LOCATION: See
Remarks
LOCK BOX TYPE: Supra

OCCUPANT TYPE: Owner
OWNER'S NAME:

AGENT / OFFICE

LA: ([SROSSCOL](#)) [Colin Campbell](#)
CoLA:
LO: ([S5543](#)) [Vista Sotheby's Realty](#)
LO PHONE: 310-375-0583
CoLO:
CoLO PHONE:

LA State License: [01184302](#)
CoLA State License:
LO State License:
LO FAX: 310-375-9616
CoLO State License:
CoLO FAX:

CONTACT PRIORITY

- 1.LA CELL: 310-775-5310
- 2.LA DIRECT:
- 3.LA PAGER:
- 4.LA FAX: 310-772-0547
- 5.LA VOICEMAIL:
- 6.LA EMAIL: colinshomes@aol.com

COMPARABLE INFORMATION

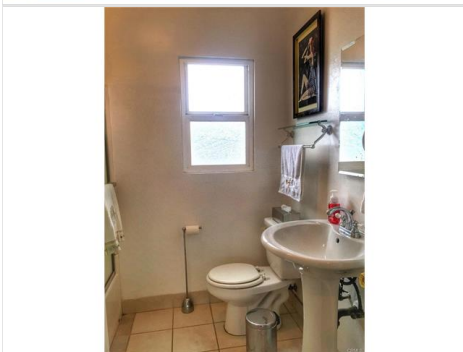
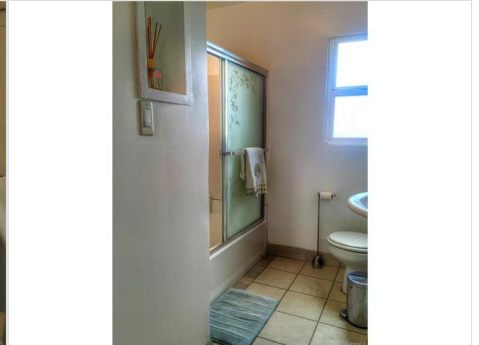
CLOSE PRICE:
LIST PRICE: \$1,150,000
LIST \$ ORIGINAL:
PURCH CONTRACT DATE: 09/13/16
DOM/CDOM: [62/118](#)

BA: ()
BO:
BA State License:

CoBA: ()
CoBO:
CoBA State License:

BUYER FINANCING:
CONCESSIONS \$:
CONCESSION CMTS:
END DATE:







AGENT FULL: Residential LISTING ID: SB16153458

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

Search Criteria

Property Type is 'Residential'
City is 'Manhattan Beach'
Street Number Numeric is 1155
Selected 1 of 49 results.