



Duane Wellhoefer
President

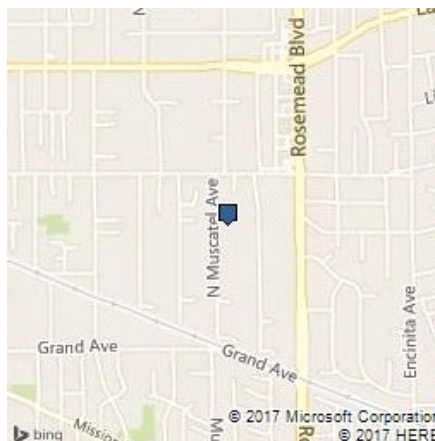
Cell: 949-246-1992
Fax: 888-837-9887
Duane@Premiermoneysource.com
CalBRE: 01855406

5310 N Muscatel Av, San Gabriel 91776

STATUS: Pending

LIST PRICE: \$675,000

E Broadway and N. Muscatel Ave



BED / BATH: 3/2,0,0,0
SQFT(src): 1,323 (A)
PRICE PER SQFT: \$510.20
LOT(src): 0.1472/6,410 (A)
GARAGE: 2
YEAR BUILT(src): 1966 (ASR)
PROP SUB TYPE: SFR (D)
DOM / CDOM: 3/3
SLC: Standard
PARCEL #: 5388028031
LISTING ID: IV17055860
LIST \$ ORIGINAL: \$675,000

DESCRIPTION

Wow NO "4's" here buy this fantastic "8"rooms elegant POOL home, 3 bedrooms, 2 baths, incredible newly designed kitchen, with all new appliances. A large living room with a real wood burning fire place. With a gorgeous dining room area over looking the Jacuzzi & Pool. This back yard will create many memorable evenings with room to Bar B Q and entertain. This home has a New Roof, New Central A/C and Heat, New Appliances, New fence, New Custom designer granite kitchen, New Custom designer Master Bath, attached garage, laundry inside, master suite, great size rooms, great closet space. Everything is New inside and out. Great Family home on a quiet street that is walking distance to shopping centers, San Gabriel Christian Academy, Little League Parks, Restaurants and much more. Seller is open to help pay closing cost.

EXCLUSIONS:

INCLUSIONS:

AREA: 654 - San Gabriel
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:
MAIN LEVEL BEDROOMS: 3
MAIN LEVEL BATHROOMS: 2

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

ROOM TYPE: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Master Bedroom, Master Bedroom
EATING AREA: Breakfast Counter / Bar, Family Kitchen, Dining Room

COOLING: Central
HEATING: Central Furnace
VIEW: Pool
WATERFRONT:
POOL: Private, In Ground, Heated
LAUNDRY: Area, Electric Dryer Hookup

INTERIOR

INTERIOR: Ceiling Fan, Chair Railings, Crown Moldings, Granite Counters, Storage Space, Track Lighting
ACCESSIBILITY: Parking
KITCHEN FEATURES: Remodeled Kitchen, Self-closing cabinet doors

APPLIANCES: Convection Oven, Dishwasher, Gas Water Heater, Microwave, Refrigerator
FLOORING:
BATHROOM FEATURES: Remodeled, Walk-in shower

ENTRY LOC/ENTRY LVL: /
FIREPLACE: Wood

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
FENCING:

LOT: 0-1 Unit/Acre
SEWER: Public Sewer

PATIO/PORCH: Concrete
SPA: In Ground

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:
Updated/Remodeled

CONSTR MTLs:
STRUCT. COND:
Updated/Remodeled
OTHER STRUCT:

GARAGE AND PARKING

ATTACHED GARAGE?: PARKING TOTAL: 2 GARAGE SPACES: 2 CARPORT SPACES:
 UNCOVERED SPACES: # REMOTES: RV PARK DIM:

GREEN

GREEN BLDG VERIFICATION TYPE: GREEN VERIFICATION BODY: GREEN VERIFICATION YR: GREEN VERI. RATING:
 GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
 WALK SCORE:

COMMUNITY

HOA FEE: \$0 HOA NAME: HOA PHONE: # OF UNITS: 1
 HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
 COMMUNITY: Sidewalks, Street HOA AMENITIES: STORIES TOTAL:
 Lighting, Suburban

LAND

LAND LEASE?: No LAND LEASE PURCH?: UTILITIES: Cable Available, TAX LOT: 0
 LAND LEASE AMOUNT: LAND LEASE RENEW: Cable Connected, Phone TAX BLOCK:
 LAND LEASE AMT FREQ: Available, Phone Connected TAX TRACT #: 0
 PARCEL #: [5388028031](#) ELECTRIC: ZONING: LCA1*
 ADDITIONAL APN(s): No WATER SOURCE: Public
 LOT SIZE DIM:
 ASSESSMENTS: None

SCHOOL

HIGH SCHOOL DISTRICT: San Gabriel ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:
 Unified

LISTING**DATES**

BAC: 3% TERMS: Cash to New Loan, Conventional, LIST CONTRACT DATE: 03/17/17
 BAC RMRKS: FHA PRICE CHG TIMESTAMP:
 DUAL/VARI COMP?: No LIST AGRMT: Exclusive Agency STATUS CHG TIMESTAMP: 03/22/17
 LEASE CONSIDERED?: No LIST SERVICE: Full Service MOD TIMESTAMP: 03/24/17
 CURRENT FINANCING: AD NUMBER: EXPIRED DATE:
 POSSESSION: DISCLOSURES: PURCH CONTRACT DATE: 03/20/17
 SIGN ON PROPERTY?: VOW, AVM?/COMM?: Yes/Yes ENDING DATE:
 INTERNET?/ADDRESS?: Yes/Yes

CONTINGENCY:

PRIVATE REMARKS: Seller is willing to help pay closing costs. Submit all offers to "candismortonrealty@gmail.com"

SHOWING INFORMATION

SHOW INSTRUCTIONS: Call The LOCK BOX LOCATION: Call OCCUPANT TYPE: Owner
 Owner Darryl Howard 951-490- 951-490-9412 OWNER'S NAME:
 9412 he lives on the property. LOCK BOX TYPE: Seller
 He will accommodate showings Providing Access
 almost any time.
 DIRECTIONS: E Broadway and N. Muscatel Ave

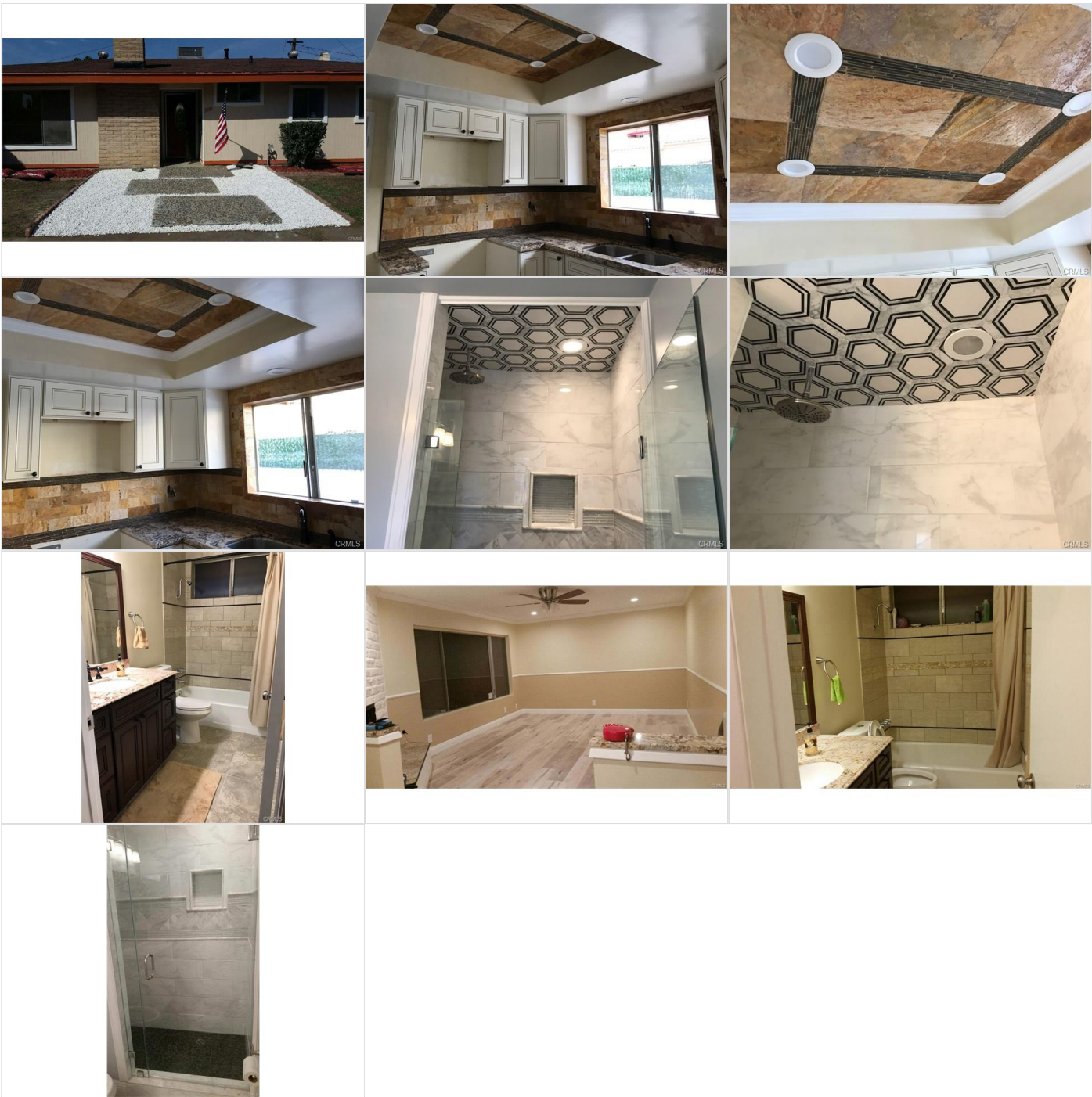
AGENT / OFFICE**CONTACT PRIORITY**

LA: ([SWMORTCAN](#)) [CANDIS MORTON](#) LA State License: [00497137](#) 1.LA CELL:
 CoLA: CoLA State License: 2.LA DIRECT: 9512944631
 LO: ([SWCCMB](#)) [Candis C. Morton, Broker](#) LO State License: 00497137 3.LA PAGER:
 LO PHONE: 619-886-9968 LO FAX: 619-550-0776 4.LA FAX: 404-920-2933
 CoLO: CoLO State License: 5.LA VOICEMAIL:
 CoLO PHONE: CoLO FAX: 6.LA EMAIL: [candismortonrealty@gmail.com](#)

COMPARABLE INFORMATION

CLOSE PRICE: LIST PRICE: \$675,000 BA: () CoBA: () BUYER FINANCING:
 LIST \$ ORIGINAL: BO: CoBO: CONCESSIONS \$:
 PURCH CONTRACT DATE: 03/20/17 BA State License: CoBA State License: CONCESSION CMTS:
 DOM/CDOM: [3/3](#) END DATE:





AGENT FULL: Residential LISTING ID: IV17055860

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Search Criteria

Property Type is 'Residential'
City is 'San Gabriel'
Street Number Numeric is 5310
Selected 1 of 2 results.