



Duane Wellhoefer
President

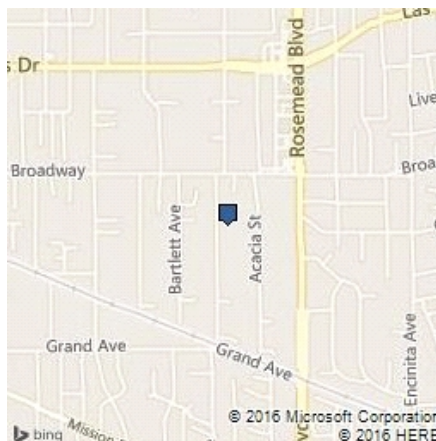
Cell: 949-246-1992
Fax: 888-837-9887
Duane@Premiermoneysource.com
CalBRE: 01855406

5310 N Muscatel Av, San Gabriel 91776

STATUS: Active Under Contract

LIST PRICE: \$529,000

Cross Streets: Broadway



BED / BATH: 3/2,0,0,0
SQFT(src): 1,323 (A)
PRICE PER SQFT: \$399.85
LOT(src): 0.147/6,410 (A)
GARAGE: 2/Attached
YEAR BUILT(src): 1966 (ASR)
PROP SUB TYPE: SFR (D)
DOM / CDOM: [69/69](#)
SLC: Standard
PARCEL #: [5388028031](#)
LISTING ID: AR16196563
LIST \$ ORIGINAL: \$529,000

DESCRIPTION

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...Home needs TLC, home is 2nd house on driveway, pool has been drained, first time on market in 50 years. 3 bedrooms, 2 bathrooms, living room, den that can be used as a bedroom, attached garage, laundry inside, master suite. great size rooms, great closet space.

EXCLUSIONS:

INCLUSIONS:

AREA: 654 - San Gabriel
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

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

ROOM TYPE: All Bedrooms Down
EATING AREA: Breakfast Counter / Bar

COOLING: Wall Window
HEATING: Wall Heater
VIEW: None
WATERFRONT:
POOL: In Ground
LAUNDRY: Inside

INTERIOR

INTERIOR: Bathtub, Shower, Shower in Tub
ACCESSIBILITY:

APPLIANCES:
FLOORING: Laminated, Partially Carpeted

ENTRY LOC/ENTRY LVL: Ground Level No Steps/
FIREPLACE: Family Room

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY: Carbon Monoxide Detector(s), Smoke Detector
FENCING:

LOT: Cul-De-Sac, Front Yard
SEWER:

PATIO/PORCH:
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND: Fixer

CONSTR MTLS:
STRUCT. COND: Fixer
OTHER STRUCT:

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES:

GARAGE SPACES: 2
RV PARK DIM:

CARPORT 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, Gutters, Storm
Drains, Street Lighting

HOA NAME:

HOA NAME 2:

HOA PHONE:

HOA PHONE 2:

HOA AMENITIES:

UNITS IN COMMUNITY: 1
STORIES TOTAL: 1

LAND

LAND LEASE?: No

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

PARCEL #: [5388028031](#)

ADDITIONAL APN(s): No

LAND LEASE PURCH?:

LAND LEASE RENEW:

UTILITIES: Sewer Available,

Sewer Connected

ELECTRIC:

WATER SOURCE: Public

LOT SIZE DIM:

ASSESSMENTS: Unknown

TAX LOT: 0

TAX BLOCK:

TAX TRACT #: 0

ZONING: LCA1*

SCHOOL

HIGH SCHOOL DISTRICT: San Gabriel
Unified

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL:

LISTING

BAC: 2.500%

BAC RMRKS:

DUAL/VARI COMP?: No

LEASE CONSIDERED?: No

CURRENT FINANCING:

POSSESSION: Close Plus 3 Days

SIGN ON PROPERTY?: Yes

CONTINGENCY: none.

PRIVATE REMARKS: Call or Text me for access, no one has died on this property, needs TLC, pool has been drained and is empty, Property sold in it's as is Condition, seller will provide home warranty and may consider termite clearance. Property is in a trust with no court confirmation required. Please email offers to GLabellarti@gmail.com..text or call me with any questions at 626 215-4462. Thank you. Please note, car in garage will be removed prior to COE.

TERMS: Cash to New Loan

LIST AGRMT: Exclusive Right To Sell

LIST SERVICE: Full Service

AD NUMBER:

DISCLOSURES: Trust/Conservatorship

VOW, AVM?/COMM?: Yes/Yes

INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 09/07/16

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: 10/14/16

MOD TIMESTAMP: 11/18/16

EXPIRED DATE:

PURCH CONTRACT DATE: 10/13/16

ENDING DATE:

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent

SHOW CONTACT NAME: Gina

Labellarti

SHOW CONTACT PH: 626 215-4462

DIRECTIONS: Cross Streets: Broadway

SHOW INSTRUCTIONS: call or
text Gina Labellarti for access
information. Call First

LOCK BOX LOCATION: Front

Door,See Remarks

LOCK BOX TYPE: See

Remarks, Combo

OCCUPANT TYPE: Owner

OWNER'S NAME:

AGENT / OFFICE

LA: ([A38278](#)) [Gina Labellarti](#)

CoLA:

LO: ([3540](#)) [Coldwell Banker Dynasty T.C.](#)

LO PHONE: 626-309-1900

CoLO:

CoLO PHONE:

LA State License: [01509425](#)

CoLA State License:

LO State License:

LO FAX: 626-287-9043

CoLO State License:

CoLO FAX:

CONTACT PRIORITY

1.LA CELL: 626-215-4462

2.LA CELL: 626-215-4462

3.LA CELL: 626-215-4462

4.LA CELL: 626-215-4462

5.LA CELL: 626-215-4462

6.LA EMAIL: glabellarti@gmail.com

COMPARABLE INFORMATION

CLOSE PRICE:

LIST PRICE: \$529,000

LIST \$ ORIGINAL:

PURCH CONTRACT DATE: 10/13/16

DOM/CDOM: [69/69](#)

BA: ()

BO:

BA State License:

CoBA: ()

CoBO:

CoBA State License:

BUYER FINANCING:

CONCESSIONS \$:

CONCESSION CMTS:

END DATE:



AGENT FULL: Residential LISTING ID: AR16196563

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

Search Criteria

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