



**Duane Wellhoefer**  
President

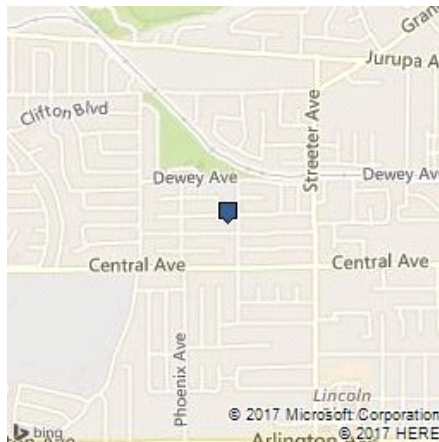
Cell: 949-246-1992  
Fax: 888-837-9887  
Duane@Premiermoneysource.com  
CalBRE: 01855406

5505 Walter St, Riverside 92504

STATUS: Active

LIST PRICE: \$315,000

Central Ave + Streeter Ave



BED / BATH: 3/2,0,0,0  
SQFT(src): 1,038 (A)  
PRICE PER SQFT: \$303.47  
LOT(src): 0.16/6,970 (A)  
GARAGE: 1/Attached  
YEAR BUILT(src): 1953 (ASR)  
PROP SUB TYPE: SFR (D)  
DOM / CDOM: 9/9  
SLC: Standard  
PARCEL #: [190182001](#)  
LISTING ID: IG17047674  
LIST \$ ORIGINAL: \$315,000

Recent: 03/08/2017 : NEW

## DESCRIPTION

BEAUTIFUL, AFFORDABLE & MOVE IN READY! This 3 bedroom 2 bath Riverside home will go fast! The moment you walk in you will see the attention to detail in the lush, dark wood flooring and the bright & sun drenched kitchen- complete with dual pane windows and french doors to the outdoor patio. Kitchen features a lush granite countertop with clean, white shaker cabinets, new stainless steel appliances, full glass subway tile back splash, & dining nook. Living space boasts a clean white brick fireplace with gorgeous french doors to the covered patio. Summer is coming, but don't fear- enjoy your NEW AC & Heat unit, as well as gas fireplace for those cozy nights. Bathrooms shine with all new tile, spacious sink+cabinet, & upgraded shower heads. Plenty of storage with built in hallway closets + cabinets. Each bedroom features lovely raised panel closet doors, ceiling fans in ever room, dual pane windows + miniblinds for window coverings. Backyard is a haven to relax, complete with planters ready for your greenthumb (or to be left alone), patio cover, fresh green grass + privacy fencing. Bonus 500 sqft workshop w plumbing+electrical is your personal spacious laundry room or man cave!

### EXCLUSIONS:

### INCLUSIONS:

AREA: 252 - Riverside  
SUBDIVISION: /  
COUNTY: Riverside  
SENIOR COMMUNITY?: No  
CERTIFIED 433A?:  
MAIN LEVEL BEDROOMS: 3  
MAIN LEVEL BATHROOMS: 2

LEVELS: One  
BASEMENT SQFT:  
COMMON WALLS: No Common Walls  
PARKING: Driveway - Concrete, Garage, Garage - Single Door  
HORSE:

ROOM TYPE: All Bedrooms  
Down, Den, Galley Kitchen, Laundry, Main Floor  
Bedroom, Workshop  
EATING AREA: Breakfast Counter / Bar, Breakfast Nook

COOLING: Central  
HEATING: Central Furnace, None  
VIEW: Neighborhood  
WATERFRONT:  
POOL: None  
LAUNDRY: Gas Dryer Hookup, Individual Room, Outside, Washer Hookup

## INTERIOR

INTERIOR: Ceiling Fan, Granite Counters

ACCESSIBILITY: No Interior Steps, Wheelchair Accessible

KITCHEN FEATURES: Quartz Counters, Tile Remodeled Kitchen, Self-closing drawers

APPLIANCES: Dishwasher, Electric Oven, Garbage Disposal, Microwave

FLOORING: Carpet, Laminate,

BATHROOM FEATURES: Bathtub, Shower, Shower in Tub, Quartz Counters, Remodeled, Walk-in shower

ENTRY LOC/ENTRY LVL: /  
FIREPLACE: Family Room

## EXTERIOR

EXTERIOR:  
DIRECTION FACES:

SECURITY:  
FENCING:

LOT: Front Yard, Landscaped, Lawn, Level

PATIO/PORCH: Concrete, Patio, Porch - Rear

with Street, Sprinkler  
System  
SEWER: Public Sewer

SPA:

## BUILDING

BUILDER NAME:	ARCH STYLE:	ROOF:	CONSTR MTLs:
MAKE:	DOOR: French Doors	FOUNDATION DTLS:	STRUCT. COND: Turnkey,
BUILD MODEL:	WINDOW: Double Pane	PROP COND: Turnkey,	Updated/Remodeled
TAX MODEL:	Windows	Updated/Remodeled	OTHER STRUCT: Out Building
			NEW CONSTRUCTION YN: No

## GARAGE AND PARKING

ATTACHED GARAGE?: Attached	PARKING TOTAL: 1	GARAGE SPACES: 1	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 Lighting	HOA AMENITIES:		STORIES TOTAL:

## LAND

LAND LEASE?: Yes	LAND LEASE PURCH?:	UTILITIES:	TAX LOT: 9002
LAND LEASE AMOUNT:	LAND LEASE RENEW:	ELECTRIC:	TAX BLOCK:
LAND LEASE AMT FREQ:		WATER SOURCE: Public	TAX TRACT #: 115
PARCEL #: <a href="#">190182001</a>		LOT SIZE DIM:	ZONING: R-1
ADDITIONAL APN(s): No		ASSESSMENTS: None	

## SCHOOL

HIGH SCHOOL DISTRICT: Riverside Unified	ELEMENTARY:	MIDDLE/JR HIGH:	HIGH SCHOOL:
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## LISTING

## DATES

BAC: 2.5%	TERMS: 1031 Exchange, Cal Vet Loan,	LIST CONTRACT DATE: 03/08/17
BAC RMRKS:	Cash, Contract, Conventional, FHA, Submit,	PRICE CHG TIMESTAMP: 03/08/17
DUAL/VARI COMP?: Yes	VA	STATUS CHG TIMESTAMP: 03/08/17
LEASE CONSIDERED?: No	LIST AGRMT: Exclusive Agency	MOD TIMESTAMP: 03/13/17
CURRENT FINANCING:	LIST SERVICE: Full Service	EXPIRED DATE:
POSSESSION:	AD NUMBER:	PURCH CONTRACT DATE:
SIGN ON PROPERTY?:	DISCLOSURES:	ENDING DATE:
	VOW, AVM?/COMM?: Yes/Yes	
	INTERNET?/ADDRESS?: Yes/Yes	

CONTINGENCY:

PRIVATE REMARKS: \*OPEN HOUSE this Tues, 3/14 1PM-4PM\* GO DIRECT showings! Combo on front door, please text (951)642-7236 for combo. Thanks for showing! Please submit all offers with complete RPA, Proof of Funds, & lender's PreApproval letter to hannahkllr@gmail.com

## SHOWING INFORMATION

SHOW CONTACT TYPE: Agent	SHOW INSTRUCTIONS: GO	LOCK BOX LOCATION: Front	OCCUPANT TYPE: Vacant
SHOW CONTACT NAME:	DIRECT showings! Combo on	Door	OWNER'S NAME:
SHOW CONTACT PH:	front door, text for combo.	LOCK BOX TYPE: Combo,	
DIRECTIONS: Central Ave + Streeter Ave	Thanks for showing!	Supra	

## AGENT / OFFICE

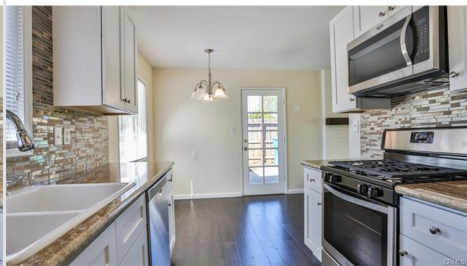
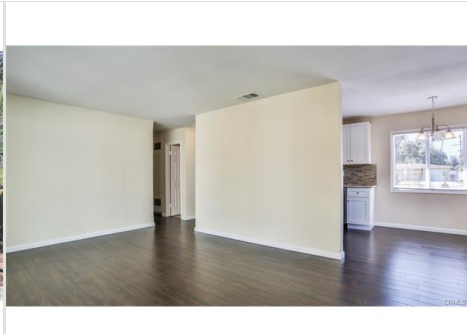
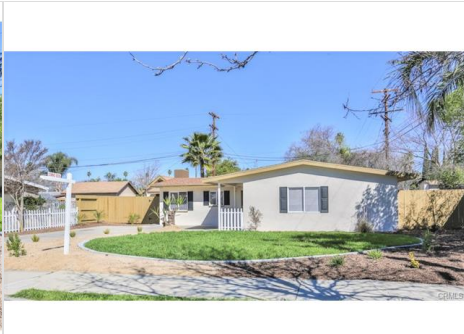
## CONTACT PRIORITY

LA: ([IGKELLHAN](#)) [Hannah Keller](#)  
CoLA:  
LO: ([KKWS02](#)) [Keller Williams Realty](#)  
LO PHONE: 951-271-3000  
CoLO:  
CoLO PHONE:

LA State License: [01947822](#)  
CoLA State License:  
LO State License:  
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1.LA EMAIL: [hannahkllr@gmail.com](mailto:hannahkllr@gmail.com)  
2.LA CELL: 951-642-7236  
3.LA TEXT: 951-642-7236











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AGENT FULL: Residential LISTING ID: IG17047674

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Search Criteria

Property Type is 'Residential'  
City is 'Riverside'  
Street Number Numeric is 5505  
Selected 1 of 33 results.