



Duane Wellhoefer
President

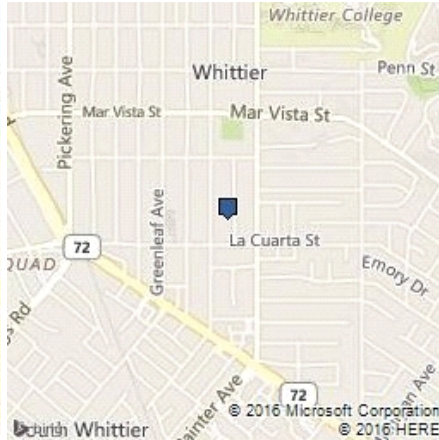
Cell: 949-246-1992
Fax: 888-837-9887
Duane@Premiermoneysource.com
CalBRE: 01855406

7929 Friends Av, Whittier 90602

STATUS: Active Under Contract

LIST PRICE: \$407,982

Cross Streets: Whittier / Painter



BED / BATH: 2/1,0,0,0
SQFT(src): 844 (A)
PRICE PER SQFT: \$483.39
LOT(src): 0.178/7,770 (A)
GARAGE: 2/Detached
YEAR BUILT(src): 1924 (ASR)
PROP SUB TYPE: SFR (D)
DOM / CDOM: [38/38](#)
SLC: Standard
PARCEL #: [8142037006](#)
LISTING ID: PW16190412
LIST \$ ORIGINAL: \$407,982

Recent: 09/22/2016 : ACT UC : A->U

DESCRIPTION

Come and check out this jewel among the beautiful homes in Whittier. This could be your new home and it is a plain canvass ready for your next masterpiece. This home is in a wonderful area in Whittier and is ready for someone new to love it and transform it into the cute little home that it once was. Close to down town and all shopping, restaurants and local freeways.

EXCLUSIONS:

INCLUSIONS:

AREA: 670 - Whittier
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LEVELS: One
BASEMENT SQFT: 80
COMMON WALLS: No Common Walls
PARKING: Driveway, Garage - Front Entry, Garage, Street
HORSE:

ROOM TYPE: All Bedrooms
Down, Family Room, Living Room
EATING AREA: Area, Breakfast Nook, Separated

COOLING: None
HEATING: Floor Furnace, Fireplace
VIEW: None
WATERFRONT:
POOL: None
LAUNDRY: Area, Gas & Electric Dryer Hookup, Washer Hookup

INTERIOR

INTERIOR: Built-Ins, Open Floor Plan, Shower in Tub, Tile Counters
ACCESSIBILITY: Doors - Swing In, Low Pile Carpeting, No Interior Steps

APPLIANCES: Garbage Disposal, Refrigerator
FLOORING: Linoleum, Partially Carpeted

ENTRY LOC/ENTRY LVL: Ground Level With Steps/1
FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
DIRECTION FACES: East

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

LOT: Back Yard, Front Yard, Lawn, Yard
SEWER:

PATIO/PORCH: Covered, Porch, Porch - Front
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Traditional
DOOR: Service Entrance
WINDOW: Blinds, Wood Frame Windows

ROOF: Composition
FOUNDATION DTLs: Raised
PROP COND: Fixer

CONSTR MTLs: Other
STRUCT. COND: Fixer
OTHER STRUCT: Shed, Shop

GARAGE AND PARKING

ATTACHED GARAGE?: Detached
UNCOVERED SPACES: 4

PARKING TOTAL: 6
REMOTES: 0

GARAGE SPACES: 2
RV PARK DIM:

CARPOR T SPACES: 0

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, Gutters,
 Sidewalks

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 #: [8142037006](#)
 ADDITIONAL APN(s): No

LAND LEASE PURCH?:
 LAND LEASE RENEW:

UTILITIES: Natural Gas
 Available, Sewer Connected,
 Phone Connected, Water
 Connected
 ELECTRIC: Electricity - On
 Property
 WATER SOURCE: Public
 LOT SIZE DIM:
 ASSESSMENTS: None,
 Unknown

TAX LOT: 1
 TAX BLOCK:
 TAX TRACT #: 1
 ZONING: WHR2YY

SCHOOL

HIGH SCHOOL DISTRICT: Whittier
 Union High

ELEMENTARY: Other

MIDDLE/JR HIGH: Other

HIGH SCHOOL: Other

LISTING

BAC: 2.500%
 BAC RMRKS:
 DUAL/VARI COMP?: Yes
 LEASE CONSIDERED?: No
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?:

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

DATES

LIST CONTRACT DATE: 08/29/16
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: 09/22/16
 MOD TIMESTAMP: 09/22/16
 EXPIRED DATE:
 PURCH CONTRACT DATE: 09/21/16
 ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Please submit all offers with EMD, VOF, Pre-approval and credit scores

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
 SHOW CONTACT NAME: Stephanie
 SHOW CONTACT PH: 714-442-4442

SHOW INSTRUCTIONS: First
 showing time available is
 Saturday 9/3 and Sunday 9/4
 from 2pm-4pm See Remarks

LOCK BOX LOCATION: Front
 Door
 LOCK BOX TYPE: Supra

OCCUPANT TYPE: Owner
 OWNER'S NAME: Nice Owner

DIRECTIONS: Cross Streets: Whittier / Painter

AGENT / OFFICE

LA: ([PDELADAV](#)) [David Delaney](#)
 CoLA:
 LO: ([E026](#)) [Coldwell Banker Res. Brokerage](#)
 LO PHONE: 714-832-0020Ext:0
 CoLO:
 CoLO PHONE:

LA State License: [01769672](#)
 CoLA State License:
 LO State License:
 LO FAX: 714-832-6984
 CoLO State License:
 CoLO FAX:

CONTACT PRIORITY

1.LA DIRECT: 714-442-4442
 2.LA CELL: 714-442-4444
 3.LA EMAIL: ddeaney@thedelaneyteam.com
 4.LA FAX: 714-442-4443
 5.LA VOICEMAIL:

COMPARABLE INFORMATION

CLOSE PRICE:
 LIST PRICE: \$407,982
 LIST \$ ORIGINAL:
 PURCH CONTRACT DATE: 09/21/16
 DOM/CDOM: [38/38](#)

BA: ()
 BO:
 BA State License:

CoBA: ()
 CoBO:
 CoBA State License:

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







AGENT FULL: Residential LISTING ID: PW16190412

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Search Criteria

Property Type is 'Residential'
City is 'Whittier'
Street Number Numeric is 7929
Selected 1 of 7 results.