

**Duane Wellhoefer**

President

Cell: 949-246-1992

Fax: 888-837-9887

Duane@Premiermoneysource.com

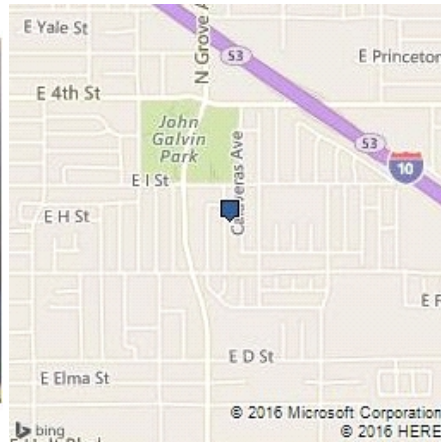
CalBRE: 01855406

804 Amador Av, Ontario 91764

STATUS: Active

LIST PRICE: \$333,888

10 fwy exit 4th street / grove



BED / BATH: 3/2,0,0,0  
 SQFT(src): 996 (A)  
 PRICE PER SQFT: \$335.23  
 LOT(src): 0.1391/6,060 (A)  
 GARAGE: 1  
 YEAR BUILT(src): 1953 (ASR)  
 PROP SUB TYPE: SFR (A)  
 DOM / CDOM: [11/11](#)  
 SLC: Standard  
 PARCEL #: [0110153120000](#)  
 LISTING ID: OC16731835  
 LIST \$ ORIGINAL: \$333,888

Recent: 10/23/2016 : NEW

**DESCRIPTION**

TURN KEY Fully Remodeled Opportunity: Exterior Paint, Interior Paint, Wood Floors, Recessed lights, Ceiling Fans, 2400 Square Feet of Sod, Succulent Foliage and Bark, Long Rear Patio, Single Story with Attached Garage, Block Walls & Gated, Upgraded Electrical, Tankless Water Heater, Automatic Sprinklers Front & Rear with Timer, Laundry Area

EXCLUSIONS:

INCLUSIONS:

AREA: 686 - Ontario  
 SUBDIVISION: /  
 COUNTY: San Bernardino  
 SENIOR COMMUNITY?: No  
 CERTIFIED 433A?:

LEVELS: One  
 BASEMENT SQFT:  
 COMMON WALLS: 2+ common walls  
 PARKING:  
 HORSE:

ROOM TYPE: All Bedrooms Down, Main Floor Master Bedroom  
 EATING AREA:

COOLING: Central  
 HEATING:  
 VIEW: Mountain  
 WATERFRONT:  
 POOL: None  
 LAUNDRY: Outside

**INTERIOR**

INTERIOR:  
ACCESSIBILITY:

APPLIANCES: Tankless Water Heater  
 FLOORING:

ENTRY LOC/ENTRY LVL: /  
 FIREPLACE: None

**EXTERIOR**

EXTERIOR:  
DIRECTION FACES:

SECURITY:  
 FENCING:

LOT: 0-1 Unit/Acre, Corners Established  
 SEWER: Public 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

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 #: [0110153120000](#)  
ADDITIONAL APN(s): No

LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: Public  
LOT SIZE DIM:  
ASSESSMENTS: None

TAX LOT: 21  
TAX BLOCK:  
TAX TRACT #: 4173  
ZONING: R-1

**SCHOOL**

HIGH SCHOOL DISTRICT: Ontario-Montclair

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL: Ontario

**LISTING**

BAC: 2%  
BAC RMRKS:  
DUAL/VARI COMP?: Yes  
LEASE CONSIDERED?: No  
CURRENT FINANCING:  
POSSESSION:  
SIGN ON PROPERTY?: Yes

TERMS: Cash, Conventional, Fannie Mae, Freddie Mac, VA  
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: 10/23/16  
PRICE CHG TIMESTAMP: 10/23/16  
STATUS CHG TIMESTAMP: 10/23/16  
MOD TIMESTAMP: 10/30/16  
EXPIRED DATE:  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY: none

PRIVATE REMARKS: Seller Motivated, Standard Sale, Please Email all offers to: offers@arthuralderete.com \* MUST HAVE \* 1. Lender Pre-Qual/ Approval Letter 2. FICO Scores 3. Copy of Buyers Deposit 4. Proof of Funds 5. Completed RPA\*. Accepted offer/ buyers must cross qualify with sellers preferred lender. Buyer to verify all, MLS deemed reliable but not always accurate. Thank you for showing. agent related to Seller

**SHOWING INFORMATION**

SHOW CONTACT TYPE: Agent  
SHOW CONTACT NAME: Agent  
SHOW CONTACT PH:  
DIRECTIONS: 10 fwy exit 4th street / grove

SHOW INSTRUCTIONS: text to 949.288.6887 or email art@arthuralderete.com

LOCK BOX LOCATION: n/a  
LOCK BOX TYPE: See Remarks

OCCUPANT TYPE: Tenant  
OWNER'S NAME: Appt Only

**AGENT / OFFICE**

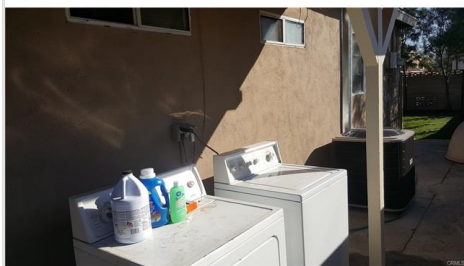
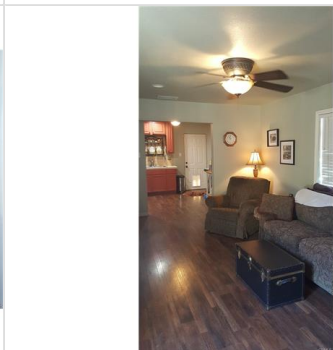
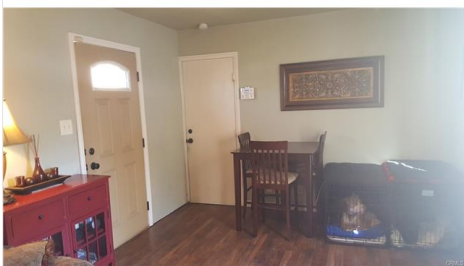
LA: ([OCALDEART](#)) [Arthur Alderete](#)  
CoLA:  
LO: ([1063](#)) [Re/Max Premier Realty](#)  
LO PHONE: 949-451-1200Ext:0  
CoLO:  
CoLO PHONE:

LA State License: [01281647](#)  
CoLA State License:  
LO State License:  
LO FAX: 949-857-2847  
CoLO State License:  
CoLO FAX:

**CONTACT PRIORITY**

1.LA TEXT:  
2.LA EMAIL: [art@arthuralderete.com](mailto:art@arthuralderete.com)  
3.LA TEXT:  
4.LA EMAIL: [art@arthuralderete.com](mailto:art@arthuralderete.com)  
5.LA TEXT:  
6.LA EMAIL: [art@arthuralderete.com](mailto:art@arthuralderete.com)





Search Criteria

Property Type is 'Residential'  
City is 'Ontario'  
Street Number Numeric is 804  
Selected 1 of 36 results.