

Leo Nordine

Residential
4135 Agnes Ave

Thu, Apr 8, 2010 11:37 AM

Ref: 1

SFR Detached

RES Active

Lynwood (LNWD)

Price \$164,900



Lynwood (RM) Zip 90262-4401 TGNO [735C1](#)
Los Angeles County (LA) XSTS W. Atlantic & S/ 105 Frwy Aerial Map

R1002145 [Media: 9](#) Builder Tract Bank owned (OTHR)
Bed 3 Model REO (0)
Baths 1 Style Traditional Stories One Level Floor
View No View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
ASqFt 1,020 Assessor YrBlt 1945 Assessor Land Fee
ALotSize 5,000 Assessor Dim 50x100 Acres 0.11 Assessor
Prkng Garage Detached
Garage, # cars 2 D Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No

Bank owned. Updated house on nice wide quiet R1 street. Remodeled kitchen, raised foundation, hardwood floors, updated bath, 2 car garage, 50x100 lot.
Directions W. Atlantic & S/ 105 Frwy

Rooms

Bedrooms Living Rm **Living Room**
Kitchen Dining **Eating Area**
Total Baths 1 Full Baths 1 3/4 Baths 0 1/2 Baths 0 1/4 Baths 0
Baths Desc
Other **Laundry In Garage**

Amenities

Pool **No Pool** Spa **No Spa** TV
Appliances Water Heater Firepl
High or Mid-Rise Amenities Security Other

Interior/Exterior/Structural

Heating **Wall Gas** Cooling **No Air Conditioning** Floors **Wall-to-Wall Carpet**
Disability Access **None**
Roof **Composition** Entry Location **Ground Level - no steps** Common Walls
Cond Plumbing Exterior Construction **Stucco** Patio
Sprinklers Doors/Windows

Lot/Community/Association

APNO [6174-015-027](#) Zoning **R1** Lot/Block/Tract **29//6575**
Lot Legal City Inspection Required **No** Mello Roos **No**
Sewer **In, Connected & Paid** Water District Water District Yard
HS Dist **Lynwood Unified School District** Elemen **Call** Junior **School** High Sch **District**
Amenities
Units HOA-1 \$ **0** HOA1 Fees Frequency HOA-2 \$ **0** HOA2 Fees Frequency Builder's Name **REO**
Other Association Fees HOA Phone Total HOA Dues
Land **Fee** Land Lse/Yr \$ Distance to Beach (miles) Total HOA Dues Frequency **None**

Financial Information

Terms **Cash To New Loan** Special Conditions **REO/Lender-Owned**
Private Transfer Taxes **No** Total Property Tax **\$2,865** Total Assessed Value **\$203,965**
Tax Year **2009**

Showing Instructions

Instr **Go Direct** Occupant **Vacant / Gonzalez** Phone to Show **310 379-8800**
Comp **3%** Occupant Phone **310 379-8800** Consider Lease **No** Possession **Close of Escrow**
Addl Comp Dual/Var **No**
LockBox **Front Door, Combo-See Remarks** List Type **Exclusive Right To Sell or Lease/Full Service** Gate Code Misc

List Office/Agent Info

List Office **Leo Nordine Realtors (RLNR)** Office **310-379-8800** OfcFax **310-379-3471** AgtFax **310-379-5220** Res LA Direct **310-379-8800**
List Agent **Leo Nordine (rnordleo)** DRE# **00961679** Pager Cell Primary **310-379-8800** LA Toll Free
Agt E-Mail **Yes** Agt WSite **www.nordine.com** Co List Office Co/LA OfcFax

Priv Rmks **Freddie Mac rented the house back to former owner for \$1500 mo. to. mo. Will not be delivered vacant, but buyer can give them notice @ COE. Please submit offers & follow-up emails to offers@nordine.com. Include with your offer: 1) Property address & buyers' name in the subject line, 2) Pre-qual/approval from direct lender w/PROOF OF FUNDS in Buyers name & all Buyers FICO scores, 3) EMD check. Offers without FICO s, EMD, & Pre-approval letter will not be submitted. Sold 'AS-IS'.**

Price Excl

Price Includes

Occupant **Vacant** Occupant Name **Gonzalez** Occupant Phone **310 379-8800** Show Phone **310 379-8800**

List Agent Contact Priority: **Preferred Phone, Toll Free Phone, Direct Phone, Mobile Phone, E-mail, Office Phone**

Recip Listing **No**

Listing Activity

List Date **3/29/2010** Date Added **3/29/2010** Tran Date **3/30/2010** DOM **10** Exp Date **3/25/2011** LP/SqFt **\$161.67**
Org Price \$ **164,900** Prev Price \$ Cur List Prc **\$164,900** CDOM **10** Off Market Comp **3%**

If a listing displays "Short Sale/Subj to Lender Approval***" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright,

