

Leo Nordine

Residential

Wed, May 5, 2010 12:49 PM

Ref: 1

CONDO

Attached

RES

Active

9 Country Mile Rd 51

Pomona (POM)

Price \$184,900



Pomona (687)
Los Angeles County (LA)

Zip 91766-6614
XSTS Rio Rancho Road
TGNO [640G6](#)
Aerial Map

R1003071 [Media: 14](#) Builder Tract **Bank owned (OTHR)**
Bed 2 Model (0)
Baths 2 Style **Traditional** Stories **One Level** Floor **1 of 1**
View **No View** HOA Dues \$ **240 + \$ 0** Land Lse/Yr \$
ASqFt **980 Assessor** YrBlt **1983 Assessor** Land Fee
ALotSize **2,321 Assessor** Dim Acres **0.05 Assessor**
Prkng **Guest Parking**
Garage, # cars 0 Rem # Uncovered Spaces Cprt 1# Garages RV Acc Range \$: **No**

Bank owned. Sold for 325K in '05. Nice updated lower end unit in classy low density Phillips Ranch community. Big private patio, open floorplan, laundry in unit. Pool and huge common yard.
Directions [Rio Rancho Road](#)

Rooms

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

Amenities

Pool **Assoc Pool** Spa **Assoc Spa** TV
Appliances Water Heater
High or Mid-Rise Amenities Security Firepl
Other

Interior/Exterior/Structural

Heating **Forced Air** Cooling **Central** Floors **Carpet - Partial**
Disability Access **None** Entry Location **Ground Level - no steps** Common Walls 1 **common wall**
Roof **Composition** Plumbing Exterior Construction **Other** Patio **Patio**
Cond Sprinklers Doors/Windows
Structural Other **End Unit**

Lot/Community/Association

APNO [8708-022-137](#) Zoning **REO** Lot/Block/Tract 1//**42320**
Lot Legal City Inspection Required **No** Mello Roos **No**
Sewer **In, Connected & Paid** Water **District/Public** Yard
HS Dist **Pomona Unified School District** Elemen **Call** Junior **School** High Sch **District**
Amenities
Units 1 HOA-1 \$ **240** 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 **Monthly**

Financial Information

Terms **Cash To New Loan** Special Conditions **REO/Lender-Owned**
Private Transfer Taxes **No** Total Property Tax **\$2,712** Total Assessed Value **\$190,100**
Tax Year **2009**

Showing Instructions

Instr **Go Direct** Occupant **Vacant / Vacant** 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 **COMBO 0009. 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'. Conventional offers w/ less than 10% down AND FICO under 720 will not be responded to. The banks take about 3 days to respond.**

Price Excl
Price Includes
Occupant **Vacant** Occupant Name **Vacant** 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 **5/4/2010** Date Added **5/4/2010** Tran Date **5/4/2010** DOM **1** Exp Date **5/1/2011** LP/SqFt **\$188.67**
Org Price **\$ 184,900** Prev Price \$ Cur List Prc **\$184,900** CDOM **1** Off Market Comp **3%**

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,

