

Robert Rooks **SFR** Attached **RES** Active Residential **13317 HANSWORTH Ave** Fri, Mar 12, 2010 11:42 AM **Hawthorne (HAWT)** Price \$600,000* Ref: 4



Holly Glen/Del Aire (107) Zip **90250-** TGNO **733A2**
Los Angeles County (LA) XSTS **134th** Aerial Map

MRM-S09120218 [Media: 11](#) Builder Tract ()
 Bed **3** Model ()
 Baths **2** Style **Traditional** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$** Land Lse/Yr \$
 ASqFt **1,488** Assessor YrBlt **1955** Land **Fee**
 ALotSize **5,100** Dim Acres
 Prkng **Driveway**
 Garage, # cars **0** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Back on the market!!! This is a Lender approved SHORT SALE and PRICE, A+ Location on a gorgeous tree lined street of Holly Glen. This home has been totally remodeled. Features a beautiful kitchen with builtin appliances, lots of cabinets and tiled flooring. There are 2 bathrooms with the main bathroom featuring a large whirlpool tub and shower. Large Master Suite with a walk-in closet. This home has 3 bedrooms + Office. Laundry hook-ups are located inside. Close to Schools and Parks .
 Directions **Isis and 134th st**

Rooms

Bedrooms **Walk-In Closet** Living Rm
 Kitchen Dining **Family Kitchen**
 Total Baths **2** Full Baths **2** 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other **Inside Laundry, Den/Office, Family Room**

Amenities

Pool **No Pool** Spa TV Water Heater Firepl **Family Room**
 Appliances **Dishwasher, Garbage Disposal, Microwave** Security Other **Turnkey**
 High or Mid-Rise Amenities

Interior/Exterior/Structural

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Hardwood**
 Disability Access Entry Location Common Walls
 Roof Plumbing Exterior Construction Patio
 Cond Sprinklers Doors/Windows

Lot/Community/Association

APNO **4145005018** Zoning Lot/Block/Tract **39//19902**
 Lot **Level-Flat** Legal City Inspection Required **No** Mello Roos
 Sewer Water District Yard
 HS Dist Elemen **Cabrillo** Junior **Dana** High Sch **Hawthorne HS**
 Amenities
 Units HOA-1 \$ **0** HOA1 Fees Frequency HOA-2 \$ HOA2 Fees Frequency Builder's Name
 Other Association Fees HOA Phone HOA Phone Total HOA Dues Frequency Total HOA Dues
 Land **Fee** Land Lse/Yr \$ Distance to Beach (miles) Total HOA Dues Frequency

Financial Information

Terms **Subject to Other, Cash To New Loan**
 Private Transfer Taxes **No** Special Conditions **Short Sale/Subj to Lender Approval****
 Tax Year Total Property Tax \$ Total Assessed Value \$

Showing Instructions

Instr **Call Listing Agent** Occupant **Vacant /** Phone to Show
 Comp **3%** Occupant Phone Consider Lease **No** Possession **Close of Escrow**
 Addl Comp LockBox **Front Door, Combo-See Remarks** List Type **Exclusive Right To Sell or Lease/Full Service** Gate Code Dual/Var **No**
 Misc **Sign on Property**

List Office/Agent Info

List Office **The Real Estate Consultants (MRM-S6280)** Office **310-642-7653** OfcFax **310-642-4608** AgtFax Res **310-322-2727** LA Direct **310-642-7653**
 List Agent **Michael Wright (MRM-SWRIGHMI)** DRE# **01377035** Pager Cell **310-902-8216** Primary **319** LA Toll Free
 Agt E-Mail **Yes** Agt WSite Co List Office Co/LA OfcFax
 Priv Rmks **This is a SHORT SALE all terms, conditions and commissions are subject to bank approval selling office must agree with all final terms of short sale approval. Call listing agent for appointment. Garage has been converted to a bedroom w/o permits.**

Price Excl
 Price Includes
 Occupant **Vacant** Occupant Name Occupant Phone Show Phone
 List Agent Contact Priority: **Cell, Direct, Pager, Fax, Voice Mail, Email**
 Recip Listing

Listing Activity

List Date **11/11/2009** Date Added **11/11/2009** Tran Date **2/18/2010** DOM **121** LP/SqFt **\$403.23**
 Org Price \$ **675,000** Prev Price \$ Cur List Prc **\$600,000** CDOM **121** 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, CARETS® CARETS