

5436 Hazelbrook Av, Lakewood 90712

STATUS: Active Under Contract

LIST PRICE: \$499,900

S./ South and E./ Lakewood Blvd.



BED / BATH: 3/1,0,0,0
 SQFT(src): 1,026 (A)
 PRICE PER SQFT: \$487.23
 LOT(src): 0.1194/5,200 (A)
 LEVELS: One
 GARAGE: 1
 YEAR BUILT(src): 1950 (ASR)
 PROP SUB TYPE: SFR (D)
 DOM / CDOM: 22/22
 SLC: Standard
 PARCEL #: 7170017026
 LISTING ID: PW17242304

Recent: 11/15/2017 : ACT UC : A->U

DESCRIPTION

This very charming Lakewood Park home has so much to offer! You can truly see the pride in ownership. Upon entry of the home you see the beautifully kept original hardwood floors. Spacious living room with dining area off to the side and door to backyard. Spotless kitchen with the original stainless steel counter tops. All 3 bedrooms have large windows providing the rooms with lots of natural light. Full hall bath with tile shower enclosure. Wall A/C units work incredibly keeping the home nice and cool on those hot summer days. Laundry hookups located in the garage. 1 car attached drive through garage providing access to backyard. Very secluded backyard with two covered patios, the perfect place to spend a relaxing afternoon. Close proximity to ILC Elementary and lots of shopping, movie theaters, restaurants, freeway access etc. Don't miss this one!

EXCLUSIONS:

INCLUSIONS: Refrigerator, Washer & Dryer, Stove, Both Backyard Patios

AREA: 23 - Lakewood Park
 SUBDIVISION: Lakewood Park/North of Del Amo (LND)/Lakewood Park/North of Del Amo (LND)
 COUNTY: Los Angeles
 SENIOR COMMUNITY?: No
 CERTIFIED 433A?:
 MAIN LEVEL BEDROOMS: 3
 MAIN LEVEL BATHROOMS: 1

LIST \$ ORIGINAL: \$529,900
 BASEMENT SQFT:
 COMMON WALLS: No Common Walls
 PARKING: Driveway - Concrete, Garage
 HORSE:

ROOM TYPE: Kitchen, Living Room
 EATING AREA: Dining Room

COOLING: Wall Window
 HEATING: Floor Furnace
 VIEW: None
 WATERFRONT:
 POOL: None
 LAUNDRY: In Garage

INTERIOR

INTERIOR:
 ACCESSIBILITY:
 KITCHEN FEATURES:

APPLIANCES: Gas Oven, Gas Stove
 FLOORING: Carpet, Wood
 BATHROOM FEATURES: Shower in Tub

ENTRY LOC/ENTRY LVL: /
 FIREPLACE: None

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 FENCING:

LOT: Back Yard, Front Yard, Lawn, Park Nearby
 SEWER: Sewer Paid

PATIO/PORCH:
 SPA: None

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND: Turnkey

CONSTR MTLs:
 STRUCT. COND: Turnkey
 OTHER STRUCT:
 NEW CONSTRUCTION YN: No

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 VERIFICATION BODY: GREEN VERIFICATION YR: GREEN VERI. RATING:
 GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
 WALK SCORE:

POWER PRODUCTION

POWER PROD TYPE: POWER PROD SIZE: POWER PROD YR INSTALL: POWER PROD ANNUAL:
 POWER PROD ANNUAL STATUS:

COMMUNITY

HOA FEE: \$0 HOA NAME: HOA PHONE: # OF UNITS: 1
 HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
 COMMUNITY: Curbs, Sidewalks HOA AMENITIES: STORIES TOTAL: 1

LAND

LAND LEASE?: No LAND LEASE PURCH?: UTILITIES: TAX LOT: 354
 COMMON INTEREST: None LAND LEASE RENEW: ELECTRIC: TAX BLOCK:
 LAND LEASE AMOUNT: PARCEL #: [7170017026](#) WATER SOURCE: Public TAX TRACT #: 14593
 LAND LEASE AMT FREQ: ADDITIONAL APN(s): No LOT SIZE DIM: ZONING: LKR1YY
 ASSESSMENTS: None

SCHOOL

HIGH SCHOOL DISTRICT: Bellflower Unified ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL: Mayfair
 ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING**DATES**

BAC: 2.5% TERMS: Cash, Cash to New Loan, LIST CONTRACT DATE: 10/24/17
 BAC RMRKS: Conventional, FHA, VA Loan PRICE CHG TIMESTAMP: 11/09/17
 DUAL/VARI COMP?: No LIST AGRMT: Exclusive Right To Sell STATUS CHG TIMESTAMP: 11/15/17
 LEASE CONSIDERED?: No LIST SERVICE: Full Service MOD TIMESTAMP: 11/15/17
 CURRENT FINANCING: AD NUMBER: EXPIRED DATE: 04/24/18
 POSSESSION: DISCLOSURES: PURCH CONTRACT DATE: 11/15/17
 SIGN ON PROPERTY?: Yes INTERNET, AVM?/COMM?: Yes/Yes EST. CLOSE DATE: 12/15/17
 INTERNET?/ADDRESS?: Yes/Yes

CONTINGENCY:

PRIVATE REMARKS: Please submit all offers to dondegrote@gmail.com. With your offer please include verification of funds, copy of deposit check, FICO scores and pre-approval letter. Thank you for showing!

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent LOCK BOX LOCATION: Garage Door OCCUPANT TYPE: Owner
 SHOW CONTACT NAME: Erika De Grote LOCK BOX TYPE: OWNER'S NAME: Ed & Laurie
 SHOW CONTACT PH: 714-616-0635
 SHOW INSTRUCTIONS: Easy to show, TEXT Co-Listing Agent (Erika De Grote) to arrange showing 714-616-0635.
 DIRECTIONS: S./ South and E./ Lakewood Blvd.

AGENT / OFFICE**CONTACT PRIORITY**

LA: ([BDEGRDON](#)) [Don De Grote](#) LA State License: [00835311](#) 1.LA DIRECT: 562-598-6970
 CoLA: [Erika De Grote](#) CoLA State License: [01941362](#) 2.LA EMAIL: dondegrote@gmail.com
 LO: ([PB17342](#)) [Realty One Group, Inc](#) LO State License: [01878341](#) 3.LA FAX: 714-689-4388
 LO PHONE: 714-274-2720 LO FAX:
 CoLO: Realty One Group, Inc CoLO State License: 01878341
 CoLO PHONE: 714-274-2720 CoLO FAX:

COMPARABLE INFORMATION

CLOSE PRICE: BA: () CoBA: () BUYER FINANCING:
 LIST PRICE: \$499,900 BO: CoBO: CONCESSIONS \$:
 LIST \$ ORIGINAL: BA State License: CoBA State License: CONCESSION CMTS:
 PURCH CONTRACT DATE: BO State License: CoBO State License: EST. COE: 12/15/17
 11/15/17
 DOM/CDOM: [22/22](#)

ESTIMATED SELLING INFORMATION

EST BUYER AGENT: sbsteiada EST BUYER OFFICE: Vista Sotheby's Realty EST CLOSE DATE: 12/15/17
 EST BA State License: [01996607](#) EST BO State License: [01922362](#)

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Accuracy of square footage, lot size and other information is not guaranteed.