

15 Fallingstar # 12, Irvine 92614

STATUS: Active

LIST PRICE: \$489,900

Once on turn onto Fallingstar follow the road all the way down to the end of the cul-de-sac. Property will be the 2nd to last building on your right hand side (Number on building is 15).



BED / BATH: 2/2,0,0,0
SQFT(src): 1,171 (A)
PRICE PER SQFT: \$418.36
LOT(src):
LEVELS: Two
GARAGE: 1
YEAR BUILT(src): 1984 (ASR)
PROP SUB TYPE: TWNHS (A)
DOM / CDOM: 0/0
SLC: Probate Listing
PARCEL #: [93884261](#)
LISTING ID: PW17233841

Recent: 10/11/2017 : NEW

DESCRIPTION

****PROBATE SALE**** Charming Cape Cod style townhouse located in the highly sought after Laurel's community of Woodbridge. It's desirable cul-de-sac location is ideal if you want to spend a quiet/relaxing afternoon on your patio or entertain guests since there's plenty of on street parking. New carpet and interior paint throughout. Upon entry of the home is the spacious living room with fireplace & extremely high vaulted ceilings that provide the unit with a spacious feel. Kitchen with breakfast bar opens up to living room, ideal for entertaining . Laundry room off to the side of the kitchen. Master bedroom is located downstairs with adjoining full bath & vanity. As you walk upstairs there's the loft, a perfect place to have a home office or additional TV room. There is also an additional bedroom and full bath upstairs. 2 car detached garage with storage (space F-95). One space is shared with neighbor. Woodbridge is an incredible community with 2 lakes, 22 pools, 44 parks, and NO Mello-Roos! Located within 5 miles of the Irvine Spectrum which has lots of shopping, gaming, restaurants and a movie theater. Don't miss out on making this place your own!

EXCLUSIONS:

INCLUSIONS:

AREA: WB - Woodbridge
SUBDIVISION: Laurels (LR)/Laurels (LR)
COUNTY: Orange
SENIOR COMMUNITY?: No
CERTIFIED 433A?:
MAIN LEVEL BEDROOMS: 1
MAIN LEVEL BATHROOMS: 1

LIST \$ ORIGINAL: \$489,900
BASEMENT SQFT:
COMMON WALLS: 1 Common Wall
PARKING: Garage
HORSE:

ROOM TYPE: Kitchen, Living Room, Main Floor Master Bedroom
EATING AREA: In Living Room

COOLING: Central
HEATING: Central Furnace
VIEW: None
WATERFRONT:
POOL: Association
LAUNDRY: Area, Inside

INTERIOR

INTERIOR: High Ceilings (9 Feet+)
ACCESSIBILITY:
KITCHEN FEATURES: Kitchen Open to Family Room

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

ENTRY LOC/ENTRY LVL: /
FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
FENCING:

LOT: Cul-De-Sac, Park Nearby, Paved
SEWER: Sewer Paid

PATIO/PORCH: Patio
SPA: Association

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Cape Cod
DOOR: Sliding Glass Door(s)
WINDOW: Skylights

ROOF: Composition
FOUNDATION DTLS:
PROP COND:

CONSTR MTLs:
STRUCT. COND:
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: \$280/Monthly HOA NAME: Woodbridge Village HOA PHONE: 949-786-1800 # OF UNITS: 1
 HOA FEE 2: \$88/Monthly Association HOA PHONE 2: 949-716-3998 # UNITS IN COMMUNITY: 67
 COMMUNITY: Curbs, Sidewalks, HOA NAME 2: Woodbirdge # STORIES TOTAL: 2
 Street Lighting Laurels Maintenance Association
 HOA AMENITIES: Pool, Spa, Picnic Area, Playground, Tennis, Biking Trails, Trash, Dues Paid Monthly

LAND

LAND LEASE?: No LAND LEASE PURCH?: UTILITIES: TAX LOT: 2
 COMMON INTEREST: Condominium LAND LEASE RENEW: ELECTRIC: TAX BLOCK:
 LAND LEASE AMOUNT: PARCEL #: [93884261](#) WATER SOURCE: Public TAX TRACT #: 11671
 LAND LEASE AMT FREQ: ADDITIONAL APN(s): No LOT SIZE DIM: ZONING:
 ASSESSMENTS: None

SCHOOL

HIGH SCHOOL DISTRICT: Irvine ELEMENTARY: Springbrook MIDDLE/JR HIGH: Southlake HIGH SCHOOL: Woodbridge
 Unified ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING**DATES**

BAC: 2.5% TERMS: Cash, Cash to New Loan, LIST CONTRACT DATE: 10/11/17
 BAC RMRKS: Conventional, FHA, VA Loan PRICE CHG TIMESTAMP:
 DUAL/VARI COMP?: No LIST AGRMT: Exclusive Right To Sell STATUS CHG TIMESTAMP: 10/11/17
 LEASE CONSIDERED?: No LIST SERVICE: Full Service MOD TIMESTAMP: 10/11/17
 CURRENT FINANCING: AD NUMBER: EXPIRED DATE: 01/11/18
 POSSESSION: DISCLOSURES: PURCH CONTRACT DATE:
 SIGN ON PROPERTY?: Yes VOW, AVM?/COMM?: Yes/Yes ENDING DATE:
 INTERNET?/ADDRESS?: Yes/Yes

CONTINGENCY:

PRIVATE REMARKS: PROBATE SALE! No court confirmation required. Property is being sold in "AS-IS" condition. Decedent passed away at the property on patio of natural causes. Please submit all offers on CAR FORM PPA (Probate Purchase Agreement) 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 SHOW CONTACT NAME: Erika De Grote SHOW CONTACT PH: 714-616-0635
 SHOW INSTRUCTIONS: Vacant, LOCK BOX LOCATION: Front OCCUPANT TYPE: Vacant
 Go direct. PLEASE NOTE: Look Door OWNER'S NAME:
 for building numbered 15. LOCK BOX TYPE:
 Please call/text Co-Listing
 Agent Erika De Grote with any questions!

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AGENT / OFFICE**CONTACT PRIORITY**

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 CoLA: [Erika De Grote](#) CoLA State License: [01941362](#) 2.LA EMAIL: dondegrote@gmail.com
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Accuracy of square footage, lot size and other information is not guaranteed.