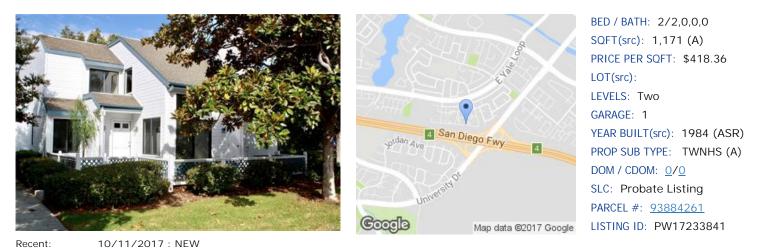
Once on turn onto Fallingstar follow the road all the way down to the end of the cul-de-sac. Property will be the 2nd to last building on your right hand side (Number on building is 15).



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 t Room	APPLIANCES: Gas Oven, FLOORING: Carpet o Family BATHROOM FEATURES: SI	FIREPLACE: I	
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:	CARPORT SPACES:

GREEN				
GREEN BLDG VERIFICATION TYPE: GREEN ENERGY GEN: WALK SCORE:	GREEN VERIFICATION BODY: GREEN ENERGY EFF:	GREEN VERIFICATION YR: GREEN SUSTAIN:		GREEN VERI. RATING: GREEN WTR CONSERV:
POWER PRODUCTION				
Power prod type: Power prod annual status:	POWER PROD SIZE:	Power prod yr inst	TALL:	POWER PROD ANNUAL:
COMMUNITY				
HOA FEE: \$280/Monthly HOA FEE 2: \$88/Monthly COMMUNITY: Curbs, Sidewalks, Street Lighting	HOA NAME: Woodbridge Village Association HOA NAME 2: Woodbirdge Laurels Maintenance Association HOA AMENITIES: Pool, Spa, Picnic Area, Playground, Tennis, Biking Trails, Trash, Dues Paid Monthly	1		# OF UNITS: 1 # UNITS IN COMMUNITY: 67 STORIES TOTAL: 2
LAND				
LAND LEASE?: No COMMON INTEREST: Condominium LAND LEASE AMOUNT: LAND LEASE AMT FREQ:	LAND LEASE PURCH?: LAND LEASE RENEW: PARCEL #: <u>93884261</u> ADDITIONAL APN(s): No	UTILITIES: ELECTRIC: WATER SOURCE: Put LOT SIZE DIM: ASSESSMENTS: Non		TAX LOT: 2 TAX BLOCK: TAX TRACT #: 11671 ZONING:
SCHOOL				
HIGH SCHOOL DISTRICT: Irvine Unified	1 5	MIDDLE/JR HIGH: South MIDDLE/JR HIGH OTHER:		HIGH SCHOOL: Woodbridge HIGH SCHOOL OTHER:
LISTING			DATES]
at the property on patio of natural dondegrote@gmail.com. With your	Conventional, FHA, VA Loan LIST AGRMT: Exclusive Right To Sell LIST SERVICE: Full Service AD NUMBER: DISCLOSURES:		Probate Purchase Agreement) to	
letter. Thank you for showing!				
SHOWING INFORMATION	J			
SHOW CONTACT TYPE: Agent SHOW CONTACT NAME: Erika De Gro SHOW CONTACT PH: 714-616-0635	Please call/text Co-Listing	k Door LOCK BOX TYPE:	ION: Front	OCCUPANT TYPE: Vacant OWNER'S NAME:
DIRECTIONS: Once on turn onto Fa last building on your right hand sid	llingstar follow the road all the w	vay down to the end c	of the cul-de	-sac. Property will be the 2nd to
AGENT / OFFICE	ENT / OFFICE		CONTACT PRIORITY	
LO PHONE: 714-274-2720 CoLO: Realty One Group, Inc	A: Erika De Grote CoLA State License: 01941362 (PB17342) Realty One Group, Inc LO State License: 01878341 HONE: 714-274-2720 LO FAX:		2.LA EMAIL:	T: 562-598-6970 dondegrote@gmail.com 714-689-4388

AGENT FULL: Residential LISTING ID: PW17233841 Printed by Don De Grote, CalBRE: 00835311 on 10/11/2017 2:40:32 PM

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