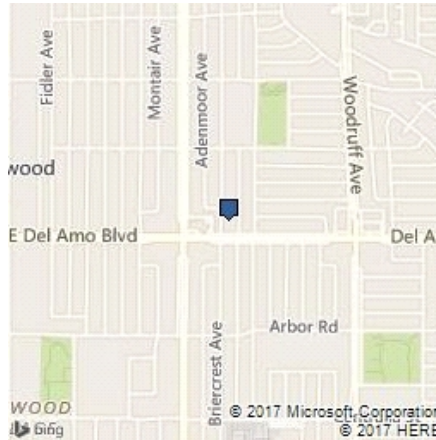


4914 Briercrest Av, Lakewood 90713

STATUS: Active

LIST PRICE: \$724,900

Traveling North on Bellflower Blvd past Del Amo make a right on Candlewood and a right on Briercrest. Property will be on the left side.



BED / BATH: 3/2,0,1,0
 SQFT(src): 2,033 (A)
 PRICE PER SQFT: \$356.57
 LOT(src): 0.1166/5,080 (A)
 GARAGE: 2/Detached
 YEAR BUILT(src): 1950 (ASR)
 PROP SUB TYPE: SFR (D)
 DOM / CDOM: [0/0](#)
 SLC: Standard
 PARCEL #: [7173023009](#)
 LISTING ID: PW17088999
 LIST \$ ORIGINAL: \$724,900

Recent: 04/25/2017 : NEW

Next OH: Public: Sat May 6, 1:00PM-4:00PM

DESCRIPTION

This Lakewood home is both breathtaking and extremely unique! You won't find any other home in the neighborhood quite like this one. In 1989 all but one wall of this home was torn down and it was completely rebuilt. The beautiful brick walkway and brick ribboned driveway adds some extra charm to the home. Upon entry you immediately see the pride of ownership and the owner's attention to detail. This place is spotless! The living room and dining room have vaulted ceilings which add a very spacious feel and large windows that bring in lots of natural light. Immaculate kitchen with oak cabinets, tile counter tops and breakfast bar. Family room has french doors leading to very secluded back patio, a perfect place to spend a relaxing afternoon. Full downstairs bath with tile counter top and oak cabinets. Upstairs is a spacious master suite which has vaulted ceiling, large walk in closet and adjoining bath with oak cabinets and separate shower from an oversized bath tub. The other upstairs bedroom has mirrored wardrobe doors and adjoining 1/2 bath. Newer roof and central A/C. Extremely private backyard with 10 x 10 TUFF storage shed. 2 car detached garage with upgraded electrical 220 volts. Great if you have an electric car or love spending some time working on projects in your garage. Long driveway also provides tons of space for additional off street parking. Do not miss the opportunity to make this home your own!

EXCLUSIONS:

INCLUSIONS:

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: 1
 MAIN LEVEL BATHROOMS: 1

LEVELS: Two
 BASEMENT SQFT:
 COMMON WALLS: No Common
 Walls
 PARKING: Driveway, Garage,
 Street
 HORSE:

ROOM TYPE: Family Room,
 Kitchen, Living Room, Master
 Bathroom, Master Suite, Walk-
 In Closet
 EATING AREA:

COOLING: Central
 HEATING: Forced Air
 VIEW: None
 WATERFRONT:
 POOL: None
 LAUNDRY: In Kitchen

INTERIOR

INTERIOR: Ceiling Fan, High Ceilings (9
 Feet+), Recessed Lighting
 ACCESSIBILITY:
 KITCHEN FEATURES:

APPLIANCES: Dishwasher, Gas Oven, Gas
 Stove, Microwave, Refrigerator
 FLOORING: Carpet, Wood
 BATHROOM FEATURES: Bathtub, Shower,
 Shower in Tub, Double Sinks In Master Bath,
 Tile Counters

ENTRY LOC/ENTRY LVL: /
 FIREPLACE: None

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 FENCING: Blockwall

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

PATIO/PORCH: Concrete, Patio
 SPA: None

BUILDING

BUILDER NAME:

ARCH STYLE:

ROOF:

CONSTR MTLs:

MAKE:	DOOR: French Doors	FOUNDATION DTLS:	STRUCT. COND: Turnkey
BUILD MODEL:	WINDOW:	PROP COND: Turnkey	OTHER STRUCT: Shed
TAX MODEL:			NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Detached	PARKING TOTAL: 2	GARAGE SPACES: 2	CARPORT SPACES:
UNCOVERED SPACES:	# REMOTES: 1	RV PARK DIM:	

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:			

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, Storm Drains	HOA AMENITIES:		STORIES TOTAL: 2

LAND

LAND LEASE?: No	LAND LEASE PURCH?:	UTILITIES:	TAX LOT: 100
LAND LEASE AMOUNT:	LAND LEASE RENEW:	ELECTRIC:	TAX BLOCK:
LAND LEASE AMT FREQ:		WATER SOURCE: Public	TAX TRACT #: 16216
PARCEL #: 7173023009		LOT SIZE DIM:	ZONING: LKR1YY
ADDITIONAL APN(s): No		ASSESSMENTS: None	

SCHOOL

HIGH SCHOOL DISTRICT: Long Beach Unified	ELEMENTARY: Gompers	MIDDLE/JR HIGH: Bancroft	HIGH SCHOOL: Lakewood
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:

LISTING

BAC: 2.5%
 BAC RMRKS:
 DUAL/VARI COMP?: No
 LEASE CONSIDERED?: No
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?: Yes

TERMS: Cash, Cash to New Loan, Conventional, FHA, VA
 LIST AGRMT: Exclusive Right To Sell
 LIST SERVICE: Full Service
 AD NUMBER:
 DISCLOSURES:
 VOW, AVM?/COMM?: Yes/Yes
 INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 04/25/17
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: 04/25/17
 MOD TIMESTAMP: 04/25/17
 EXPIRED DATE: 10/25/17
 PURCH CONTRACT DATE:
 ENDING DATE:

CONTINGENCY:

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

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent	SHOW INSTRUCTIONS: Easy to show, CALL/TEXT FIRST. Text Co-Listing agent Erika De Grote to set up a showing.	LOCK BOX LOCATION: Front Door	OCCUPANT TYPE: Owner
SHOW CONTACT NAME: Erika De Grote		LOCK BOX TYPE:	OWNER'S NAME: Dan & Kim Hylton
SHOW CONTACT PH: 714-616-0635			

DIRECTIONS: Traveling North on Bellflower Blvd past Del Amo make a right on Candlewood and a right on Briercrest. Property will be on the left side.

AGENT / OFFICE

LA: ([BDEGRDON](#)) [Don De Grote](#)
 CoLA: [Erika De Grote](#)
 LO: ([PB17342](#)) [Realty One Group, Inc](#)
 LO PHONE: 714-274-2720
 CoLO: Realty One Group, Inc
 CoLO PHONE: 714-274-2720

LA State License: [00835311](#)
 CoLA State License: [01941362](#)
 LO State License:
 LO FAX:
 CoLO State License:
 CoLO FAX:

CONTACT PRIORITY

1.LA DIRECT: 562-598-6970
 2.LA EMAIL: [dondegrote@gmail.com](#)
 3.LA FAX: 714-689-4388

AGENT FULL: Residential LISTING ID: PW17088999

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