

13741 Thunderbird Dr # 47-I, Seal Beach
90740

STATUS: Active

LIST PRICE: \$174,900

Enter into Leisure World at front gate. Go straight on Golden Rain and make a left on St. Andrews. Property will be on the right in first building.



BED / BATH: 1/0,1,0,0
SQFT(src): 800 (E)
PRICE PER SQFT: \$218.62
LOT(src):
LEVELS: One
GARAGE: 0
YEAR BUILT(src): 1962 (ASR)
PROP SUB TYPE: COOP (A)
DOM / CDOM: 2/2
SLC: Probate Listing
PARCEL #:
LISTING ID: PW17156485

Recent: 07/12/2017 : NEW

DESCRIPTION

One bedroom unit with EXPANDED living area and stunning greenbelt view. Very spacious living room with vaulted ceiling and large windows that provide the room with lots of natural light. Kitchen with skylight and tile flooring. 3/4 bath with skylight. Bedroom with vaulted ceiling as well. Dual pane windows throughout. Carport building 13 space #9. This place is a blank canvas, don't miss the opportunity to make it your own!

EXCLUSIONS:

INCLUSIONS:

AREA: 1A - Seal Beach
SUBDIVISION: Leisure World
(LW)/Leisure World (LW)
COUNTY: Orange
SENIOR COMMUNITY?: Yes
CERTIFIED 433A?:
MAIN LEVEL BEDROOMS: 1
MAIN LEVEL BATHROOMS: 1

LIST \$ ORIGINAL: \$174,900
BASEMENT SQFT:
COMMON WALLS: 2+ Common
Walls
PARKING: Carport Detached
HORSE:

ROOM TYPE: Kitchen, Living
Room
EATING AREA: Area

COOLING: Heat Pump
HEATING: Heat Pump
VIEW: Park Or Green Belt
WATERFRONT:
POOL: Association
LAUNDRY: Community

INTERIOR

INTERIOR: Formica Counters
ACCESSIBILITY:
KITCHEN FEATURES: Formica Counters

APPLIANCES:
FLOORING: Carpet
BATHROOM FEATURES:

ENTRY LOC/ENTRY LVL: /
FIREPLACE: None

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY: 24 Hour Security,
Gated with Guard
FENCING:

LOT: Lawn, Paved
SEWER: Sewer Paid

PATIO/PORCH: None
SPA: Association

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW: Double Pane
Windows

ROOF:
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: 0
RV PARK DIM:

CARPORT SPACES: 1

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 INSTALL:

POWER PROD ANNUAL:

COMMUNITY

HOA FEE: \$342/Monthly
HOA FEE 2:
COMMUNITY: Curbs, Sidewalks,
Street Lighting

HOA NAME: Golden Rain
Foundation
HOA NAME 2:
HOA AMENITIES: Pool, Spa,
Outdoor Cooking Area, Golf,
Gym/Ex Room, Club House,
Billiard Room, Banquet Facilities

HOA PHONE: (562) 430-0534
HOA PHONE 2:

OF UNITS: 1
UNITS IN COMMUNITY: 6,608
STORIES TOTAL: 1

LAND

LAND LEASE?: No
COMMON INTEREST: Stock
Cooperative
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:

LAND LEASE PURCH?:
LAND LEASE RENEW:
PARCEL #:
ADDITIONAL APN(s): No

UTILITIES:
ELECTRIC:
WATER SOURCE: Public
LOT SIZE DIM:
ASSESSMENTS: None

TAX LOT: 0
TAX BLOCK:
TAX TRACT #: 0
ZONING:

SCHOOL

HIGH SCHOOL DISTRICT: Los
Alamitos Unified

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

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

TERMS: Cash
LIST AGRMT: Probate
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

LIST CONTRACT DATE: 07/10/17
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 07/12/17
MOD TIMESTAMP: 07/12/17
EXPIRED DATE: 10/10/17
PURCH CONTRACT DATE:
ENDING DATE:

PRIVATE REMARKS: PROBATE SALE! Decedent did not pass away in the property. No court confirmation required. Please submit all offers on PPA (Probate Purchase Agreement). With your offer please include proof of funds and copy of deposit check. 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,
go direct! Text Co-Listing
agent Erika De Grote with any
questions.

LOCK BOX LOCATION: Front
Door
LOCK BOX TYPE:

OCCUPANT TYPE: Vacant
OWNER'S NAME:

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AGENT / OFFICE

LA: (BDEGRDON) [Don De Grote](#)
CoLA: [Erika De Grote](#)
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LO FAX:
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CONTACT PRIORITY

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AGENT FULL: Residential LISTING ID: PW17156485

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