

6961 San Juan Cr, Buena Park 90620

STATUS: Active

LIST PRICE: \$519,900

From 91 freeway heading south on Knott go past La Palma. Make a right on Holder, right on San Jose and a right on San Juan. Property is on left hand side.



BED / BATH: 4/1,1,0,0  
SQFT(src): 1,344 (A)  
PRICE PER SQFT: \$386.83  
LOT(src): 0.14/6,100 (A)  
LEVELS: One  
GARAGE: 2  
YEAR BUILT(src): 1955 (ASR)  
PROP SUB TYPE: SFR (D)  
DOM / CDOM: 0/0  
SLC: Standard  
PARCEL #: 06952215  
LISTING ID: PW17260330

Recent: 11/17/2017 : NEW

### DESCRIPTION

**\*\*TRUST SALE\*\*** Desirable cul-de-sac location! Upon entry of the home is the spacious living room with brick fireplace and dining room adjoining to it. Dining room has large windows providing the room with lots of natural light. Laundry hookups located in the kitchen. 4th bedroom is being used as TV room/den, but could easily be converted back to a bedroom. Very large backyard that can be a perfect place to spend a relaxing afternoon or watch your kids play. 2 car detached garage and long driveway that provides lots of off street parking. Don't miss out on the opportunity to make this place your own!

#### EXCLUSIONS:

#### INCLUSIONS:

AREA: 82 - Buena Park  
SUBDIVISION: Other  
(OTHR)/Other  
COUNTY: Orange  
SENIOR COMMUNITY?: No  
CERTIFIED 433A?:  
MAIN LEVEL BEDROOMS: 4  
MAIN LEVEL BATHROOMS: 2

LIST \$ ORIGINAL: \$519,900  
BASEMENT SQFT:  
COMMON WALLS: No Common  
Walls  
PARKING: Driveway, Garage  
HORSE:

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

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

### INTERIOR

INTERIOR:  
ACCESSIBILITY:  
KITCHEN FEATURES:

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

ENTRY LOC/ENTRY LVL: /  
FIREPLACE: Living Room

### EXTERIOR

EXTERIOR:  
DIRECTION FACES:

SECURITY:  
FENCING: Block

LOT: Back Yard, Cul-De-Sac,  
Front Yard, Paved  
SEWER: Sewer Paid

PATIO/PORCH:  
SPA: None

### BUILDING

BUILDER NAME:  
MAKE:  
BUILD MODEL:  
TAX MODEL:

ARCH STYLE:  
DOOR:  
WINDOW:

ROOF:  
FOUNDATION DTLS:  
PROP COND:

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

### GARAGE AND PARKING

ATTACHED GARAGE?:  
UNCOVERED SPACES:

PARKING TOTAL: 2  
# REMOTES:

GARAGE SPACES: 2  
RV PARK DIM:

CARPORNT 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 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, Gutters, HOA AMENITIES: STORIES TOTAL: 1  
 Sidewalks

**LAND**

LAND LEASE?: No LAND LEASE PURCH?: UTILITIES: TAX LOT: 40  
 COMMON INTEREST: None LAND LEASE RENEW: ELECTRIC: TAX BLOCK:  
 LAND LEASE AMOUNT: PARCEL #: [06952215](#) WATER SOURCE: Public TAX TRACT #: 2137  
 LAND LEASE AMT FREQ: ADDITIONAL APN(s): No LOT SIZE DIM: ZONING:  
 ASSESSMENTS: None

**SCHOOL**

HIGH SCHOOL DISTRICT: Anaheim ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:  
 Union High ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:


**LISTING****DATES**

BAC: 3% TERMS: Cash, Cash to New Loan, LIST CONTRACT DATE: 11/17/17  
 BAC RMRKS: Conventional PRICE CHG TIMESTAMP:  
 DUAL/VARI COMP?: No LIST AGRMT: Exclusive Right To Sell STATUS CHG TIMESTAMP: 11/17/17  
 LEASE CONSIDERED?: No LIST SERVICE: Full Service MOD TIMESTAMP: 11/17/17  
 CURRENT FINANCING: AD NUMBER: EXPIRED DATE: 02/17/18  
 POSSESSION: DISCLOSURES: PURCH CONTRACT DATE:  
 SIGN ON PROPERTY?: Yes INTERNET, AVM?/COMM?: Yes/Yes ENDING DATE:  
 INTERNET?/ADDRESS?: Yes/Yes

**CONTINGENCY:**

**PRIVATE REMARKS:** \*\*TRUST SALE\*\* Decedent did not pass away in the property. 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 LOCK BOX LOCATION: Front Door OCCUPANT TYPE: Vacant  
 SHOW CONTACT NAME: Erika De Grote LOCK BOX TYPE: OWNER'S NAME:  
 SHOW CONTACT PH: 714-616-0635   
 SHOW INSTRUCTIONS: Vacant, Go Direct! Please be sure to lock door and turn off all lights after showing. Any questions please contact Co-Listing Agent Erika De Grote.  
 DIRECTIONS: From 91 freeway heading south on Knott go past La Palma. Make a right on Holder, right on San Jose and a right on San Juan. Property is on left hand side.

**AGENT / OFFICE****CONTACT PRIORITY**

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AGENT FULL: Residential LISTING ID: PW17260330

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