

**412 Gerona Ave, San Gabriel 91775****STATUS: Active****LIST PRICE: \$1,050,000 - \$995,000**

San Marino &amp; Hermosa E on Hermosa to Gerona N on Gerona to address



**BED / BATH:** 3/2,0,0,0  
**SQFT(src):** 1,554 (A)  
**PRICE PER SQFT:** \$675.68  
**LOT(src):** 6,639/0.1524 (A)  
**LEVELS:** One  
**GARAGE:** 2/Detached  
**YEAR BUILT(src):** 1937 (ASR)  
**PROP SUB TYPE:** SFR (D)  
**DOM / CDOM:** 5/67  
**SLC:** Real Estate Owned  
**PARCEL #:** [5366021011](#)  
**LISTING ID:** SB20038925

Recent: **02/21/2020 : NEW****DESCRIPTION**

Classic updated contemporary home sited on a tranquil and picturesque street in highly sought after San Gabriel. This 3 bedroom 2 bath home has all the bells and whistles, while remaining within the styling of the period. A comfortable and cozy family oriented layout, with living and dining up front and all bedrooms towards the back, provides ease of use throughout. Enjoy an updated kitchen with new appliances, soft close cabinetry, quartz counter tops, and a full tile back-splash, along with new water resistant flooring throughout, newer doors and hardware, LED lighting and window coverings. Both bathrooms have been fully updated as well. To top it off the windows are all new dual pane vinyl along with a brand new roof and custom interior & exterior paint. Lastly, enjoy a wonderful back patio with a wood beamed ceiling and a BBQ with accented wall sconces in the adjacent hard-scaped open space. A large back yard with a detached garage provides plenty of space for entertaining or almost all of your future plans. Call today to schedule your private showing!!

**EXCLUSIONS:****INCLUSIONS:**

**AREA:** 654 - San Gabriel  
**SUBDIVISION:** /  
**COUNTY:** Los Angeles  
**SENIOR COMMUNITY?:** No  
**CERTIFIED 433A?:**

**LIST \$ ORIGINAL:** \$1,050,000  
**BASEMENT SQFT:**  
**COMMON WALLS:** No Common Walls  
**PARKING:** Garage - Single Door, Garage Door Opener  
**HORSE:**  
**PROBATE AUTHORITY:**

**ROOM TYPE:** All Bedrooms Down, Kitchen, Living Room  
**EATING AREA:** Dining Room

**COOLING:** Central Air  
**HEATING:** Central, Natural Gas  
**VIEW:** None  
**WATERFRONT:**  
**LAUNDRY:** Inside

**PROP SUB TYPE:** Single Family Residence (Detached)

**STRUCTURE TYPE:** House**COMMON INTEREST:** None**INTERIOR**

**INTERIOR:**  
**MAIN LEVEL BEDROOMS:** 3  
**MAIN LEVEL BATHROOMS:** 2

**ACCESSIBILITY:**  
**APPLIANCES:** Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood  
**KITCHEN FEATURES:** Quartz Counters, Remodeled Kitchen, Self-closing cabinet doors, Self-closing drawers, Stone Counters  
**BATHROOM FEATURES:** Bathtub, Shower in Tub, Remodeled

**FLOORING:** Laminate, Wood  
**ENTRY LOC/ENTRY LVL:** /  
**FIREPLACE:** Living Room

**EXTERIOR**

**EXTERIOR:** Barbecue Private, Lighting  
**FENCING:** Block, Excellent Condition  
**DIRECTION FACES:**

**SECURITY:** Carbon Monoxide Detector(s), Smoke Detector(s)  
**SEWER:** Public Sewer

**LOT:** Back Yard, Front Yard, Landscaped, Level with Street, Rectangular Lot, Level, Sprinklers In Front, Sprinklers Timer, Utilities - Overhead, Yard  
**POOL:** None

**PATIO/PORCH:** None  
**SPA:** None

**BUILDING**

BUILDER NAME: ARCH STYLE: **Bungalow** ROOF: **Composition, Shingle** CONSTR MTLs: MAKE: DOOR: FOUNDATION DTLS: OTHER STRUCT: BUILD MODEL: WINDOW: **Blinds, Double** PROP COND: **Turnkey,** NEW CONSTRUCTION YN: **No** TAX MODEL: Pane Windows Updated/Remodeled

#### GARAGE AND PARKING

ATTACHED GARAGE?: **Detached** PARKING TOTAL: **2** GARAGE SPACES: **2** CARPORT SPACES: UNCOVERED SPACES: # REMOTES: 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:

#### 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: **Sidewalks,** HOA AMENITIES: STORIES TOTAL: **1** **Suburban** HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2:

#### LAND

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: **Electricity** TAX LOT: **92** PARCEL #: **5366021011** LAND LEASE AMT FREQ: **Connected, Sewer** TAX BLOCK: ADDITIONAL APN(s): **No** LAND LEASE PURCH?: **Connected, Water Connected** TAX TRACT #: **9223** LAND LEASE RENEW: **ELECTRIC: Electricity - On** ZONING: **SLR1YY** **Property** WATER SOURCE: **Public** LOT SIZE DIM: ASSESSMENTS: **Unknown**

#### SCHOOL

HIGH SCHOOL DISTRICT: **San** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL: **Gabriel Unified** ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

#### LISTING

#### DATES

BAC: **2.5%** TERMS: **Cash, Conventional, Submit** LIST CONTRACT DATE: **02/21/20** BAC RMRKS: LIST AGRMT: **Exclusive Right To Sell** ON MARKET DATE: **02/21/20** DUAL/VARI COMP?: **No** LIST SERVICE: **Full Service** PRICE CHG TIMESTAMP: STATUS CHG TIMESTAMP: **02/21/20** LEASE CONSIDERED?: **No** AD NUMBER: MOD TIMESTAMP: **02/22/20** CURRENT FINANCING: DISCLOSURES: EXPIRED DATE: **05/31/20** POSSESSION: INTERNET, AVM?/COMM?: **Yes/Yes** PURCH CONTRACT DATE: SIGN ON PROPERTY?: INTERNET?/ADDRESS?: **Yes/Yes** ENDING DATE: CONTINGENCY LIST: CONTINGENCY: PRIVATE REMARKS: **ALARM on property!! Please no OPEN HOUSE solicitations. Please call Scott Niles to show. 714-244-2744. EZ show. Email offers to Scott.n@elementsre.com Broker has an owner interest in the property. Please submit all offers with Approval Letter/ Proof of Funds and D/U Thank you!**

#### SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: **N/A** OCCUPANT TYPE: **Owner** SHOW CONTACT NAME: **Scott Niles** LOCK BOX TYPE: **Call Listing Office, None,** OWNER'S NAME: SHOW CONTACT PH: **7142442744** See Remarks



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DIRECTIONS: **San Marino & Hermosa E on Hermosa to Gerona N on Gerona to address**

#### AGENT / OFFICE

#### CONTACT PRIORITY

LA: (**sbhaghsea**) **Sean Haghi** CoLA: **Scott Niles** LO: (**sb1306710**) **Elements Real Estate** LO PHONE: **310-577-8777** CoLO: **Elements Real Estate** CoLO PHONE: **310-577-8777**

LA State License: **01420952** CoLA State License: **01923986** LO State License: **01524211** LO FAX: **310-626-9499** CoLO State License: **01524211** CoLO FAX: **310-626-9499**

1.CoLA CELL: **714-244-2744**

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Offers Email: [scott.n@elementsre.com](mailto:scott.n@elementsre.com)

AGENT FULL: Residential LISTING ID: SB20038925

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