

OPEN HOUSE | SAT, AUG 20 | 1 - 4PM



Just Listed



136 SPINNAKER STREET, SAN JACINTO, CA 92583

4 BED | 3 BATH | 2,625 SQFT | 7,405 SQFT LOT | \$530,000

Lovely 4 bedroom, 2.5 bathroom home in wonderful family friendly neighborhood. Features include: 2 master bedrooms, one on main floor and one upstairs, newer stainless steel appliances and garbage disposal, separate dining and living rooms, large loft, ceiling fans in master bedroom and loft, corner lot, 3 car attached garage, RV parking and solar panels to significantly lower the electric bill with echo b feature to turn on/off the ac from anywhere. In a great neighborhood and very close to the desirable charter school. Recently updated roof, water filter, dish washer and stove. Very fruited backyard with lemons, oranges, plum and apple all planted within the last 3 years.



LEWIN HARRISON REALTOR | CAL DRE #01902097

213.908.4416

LEWIN@ACEFS.COM

2545 Chino Hills Pkwy #D, Chino Hills, CA 91709



IF YOU HAVE A BROKERAGE RELATIONSHIP WITH ANOTHER AGENCY THIS IS NOT INTENDED AS A SOLICITATION. ALL INFORMATION DERIVED FROM PUBLIC RECORDS ONLY. QUALITY 1000.

Lovely San Jacinto Family Home

136 Spinnaker Street, San Jacinto, CA



LOVELY 4 BEDROOM, 2.5 BATHROOM HOME IN WONDERFUL FAMILY FRIENDLY NEIGHBORHOOD. FEATURES INCLUDE: 2 MASTER BEDROOMS, ONE ON MAIN FLOOR AND ONE UPSTAIRS, NEWER STAINLESS STEEL APPLIANCES AND GARBAGE DISPOSAL, SEPARATE DINING AND LIVING ROOMS, LARGE LOFT, CEILING FANS IN MASTER BEDROOM AND LOFT, CORNER LOT, 3 CAR ATTACHED GARAGE, RV PARKING AND SOLAR PANELS TO SIGNIFICANTLY LOWER THE ELECTRIC BILL WITH ECHO B FEATURE TO TURN ON/OFF THE AC FROM ANYWHERE. IN A GREAT NEIGHBORHOOD AND VERY CLOSE TO THE DESIRABLE CHARTER SCHOOL. RECENTLY UPDATED ROOF, WATER FILTER, DISH WASHER AND STOVE. VERY FRUITED BACKYARD WITH LEMONS, ORANGES, PLUM AND APPLE ALL PLANTED WITHIN THE LAST 3 YEARS.

Financing Notes	FHA REG Fixed Rate	CONV 5/5 ARM	CONV Fixed Rate
Sales Price	\$530,000	\$530,000	\$530,000
% Down	3.50%	5.00%	20.00%
First Loan	\$520,400	\$503,500	\$424,000
Term	30 Years	30 Years	30 Years
Rate	4.500%	3.875%	5.374%
APR*	5.754%	5.428%	5.491%

CASH TO CLOSE

Down Payment	\$18,550	\$26,500	\$106,000
Closing Costs	\$6,991	\$5,346	\$5,247
Prepays/Impounds	\$2,914	\$4,589	\$4,544
Total \$ Required	\$28,455	\$36,435	\$115,791

HOUSING EXPENSE

First Loan P & I	\$2,637	\$2,368	\$2,374
Taxes, Ins & MI	\$1,014	\$832	\$652
Total Monthly Pmt	\$3,651	\$3,200	\$3,026

*APR = Annual Percentage Rate

Years	Rate	Payment
1-5	3.875%	\$2,368
6-10	5.00%	\$2,974
11-15	7.00%	\$3,651
16-30	8.375%	\$4,003

5 Year Adjustable Rate Mortgage
2.375% margin 1.91% adjustment 7% periodic & 5% lifetime CAPs

Fully indexed rate is 5.325% with a payment of \$2,804

Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Lewin Harrison
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DRE#01902097

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Yvonne Ruiz
Real Estate Loan Consultant
NMLS 384243

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ERA Prime Properties

2545 Chino Hills Parkway
Chino Hills CA 91709



Credit Union of Southern California

8028 Greenleaf Ave.
Whittier CA 92621



This is informational only and should not be relied upon by you. ERA Prime Properties is not a mortgage lender. Contact Credit Union of Southern California to learn more about your eligibility for its mortgage products. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer and property qualifications. Rates and fees are subject to change without notice. Cash reserves may be required for some conventional loans.



12630 Arlington Place, Chino, CA 91710

OPEN HOUSE

4 BEDROOMS
3.5 BATHROOMS
2,509 SQFT
5,900 SQFT LOT

Martha Mena
Realtor®
DRE#02111975

(909)413-3004



WWW.CASASBYMAR.COM

AVAILABLE NOW

LISTED AT \$1,100,000



3056 Sunny Brook Lane
Chino Hills, CA 91709

PROPERTY FEATURES

4 Bedrooms
3 Bathrooms
2308 Sq ft
Saltwater Pool & Spa
Remodeled Kitchen

exp[®]
REALTY

ABOUT THIS HOME

Chino Hills North. Highly desirable Images Community. Delightful, South facing, two-story single family pool home. Beautifully upgraded open plan kitchen/family room with modern gray cabinetry and brushed nickel pulls. Spacious Master Bedroom with fireplace. Award winning schools!



listed exclusively by:

JANE JAZAYRLI
714-343-3097
jane.jazayrli@exprealty.com
www.exprealty.com



14550 RICE AVE, CHINO, CA 91710

4 BD | 3 BA | 2,908 SQ. FT | 4,699 SQ. FT LOT

OFFERED AT

\$875,000



To get listing and finance info about this property, text LIST7229580 to 800.701.6509

ABOUT THIS PROPERTY

Welcome to this amazing 4 bedroom, 3 bath (plus loft) home in the highly desirable area of College Park. This floor plan is incredible and features a separate living room, dining room, family room, bedroom and full bathroom downstairs. Harmonious hues will demand your attention in the spacious kitchen featuring a large center island set against dark cabinets, light colored countertops, and custom stone backsplash. The second floor is highlighted by a huge loft area, 3 bedrooms, one being the master suite with walk-in closet, full sized tub, and a walk in shower. This showstopper includes a premium lot, one of the largest in College Park!

4
BED



3
BATH



KYLE CLARK

Realtor

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kw VISION
KELLERWILLIAMS REALTY

15325 Fairfield Ranch Dr Ste 100, Chino Hills, CA 91709, CA 91710



MATTHEW LEWIS

Branch Manager

NMLS# 987209

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MATTHEW LEWIS TEAM
CROSSCOUNTRY MORTGAGE™

8577 Haven Ave Suite 308, Rancho Cucamonga, CA 91730
Branch NMLS# 2340779



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ListReports

14550 RICE AVE, CHINO, CA 91710

4 BD | 3 BA | 2,908 SQ. FT | 4,699 SQ. FT LOT



KYLE CLARK

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e: youragentkyleclark@gmail.com

AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within 2 miles.

ATM
0.8 MI

GAS
0.8 MI

COFFEE
0.9 MI

PHARMACY
1.1 MI

CLEANERS
1.1 MI

MEDICAL
1.2 MI

GYM
1.4 MI

MOVIE THEATER
3.5 MI

MOST
SERVICES
WITHIN

2
MILES

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 24 private schools within 5 miles.

8 RATING
K-6
EDWIN RHODES
ELEMENTARY SCHOOL
ASSIGNED

3 RATING
7-8
MAGNOLIA JUNIOR
HIGH SCHOOL
ASSIGNED

5 RATING
9-12
CHINO HIGH SCHOOL
ASSIGNED



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

GOLF COURSE
EL PRADO GOLF COURSES
(2.7 MILES)

PARK
GLENMEADE PARK
(3.5 MILES)

DOG PARK
DAIRYLAND PARK
(5.2 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near 124 moderately priced restaurants and has an above average variety of cuisines.

BY CATEGORY

FAST FOOD	38	ASIAN	7
AMERICAN	22	INTERNATIONAL	5
MEXICAN	13	JAPANESE	4
PIZZA	13	BAKERIES	3
SEAFOOD	7	OTHER	13

134

★★★★+

WITHIN 5 MILES

4137 POLK CT., CHINO, CA 91710**4 BD | 2 BA | 1,750 SQFT | 7,665 SQFT LOT | BUILT IN 1975**

OFFERED AT

\$760,000

Location! Location! Location! Welcome to this beautiful Chino home. This home features an open floor plan that allows for plenty of light. Upon entering the home, you'll love its large family room and open space kitchen. The home has 4 beds and 2 baths. There are plenty of upgrades including new flooring in all of the bedrooms, crown molding through with upgraded baseboards. The Roof was just replaced in 2020. In the kitchen you'll find upgraded cabinets with plenty of pantry space, and granite countertops throughout. Other upgrades include double glazed Argon filled windows installed in 2015. The pool and spa also has a safety gate. You also get RV parking and a storage shed. Tesla solar panels are installed on the house as well. The home is conveniently located close to the 60 and 71 fwy. Don't miss this home!

Housing Payment Detail

Payment Details	30yrs Fixed	30yrs Fixed	30yrs Fixed
Down Payment	15%	20%	40%
Loan Amount	\$646,000	\$608,000	\$456,000
Interest Rate	4.999%	4.999%	4.875%
APR	5.075%	5.038%	4.927%
Mortgage Insurance	\$ 53.83	\$ -	\$ -
Principal + Interest	\$ 3,467.47	\$ 3,263.50	\$ 2,413.19

Rates are as of 8/18/2022, and are subject to change

Based on 760+ fico, owner occupied, no point

**COMPI CHAO**

Real Estate Agent

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kw EXECUTIVE
KELLERWILLIAMS. REAL ESTATE

**NICK CHANG**

Loan Officer

NMLS# 1029293

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wechat: nick9920

ACGFUNDING

If your property is listed with another Broker, this is not a solicitation. There is no guarantee on the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided.

Beautifully Upgraded Home on Corner Lot

13581 Barkley Place, Chino



Financing Notes	CONV Fixed Rate	CONV 10/6 ARM	CONV Fixed Rate
Sales Price	\$780,000	\$780,000	\$780,000
% Down	20.00%	20.00%	15.00%
First Loan	\$624,000	\$624,000	\$663,000
Term	30 Years	30 Years	30 Years
Rate	5.875%	5.500%	5.625%
APR*	5.953%	5.525%	5.910%

CASH TO CLOSE			
Down Payment	\$156,000	\$156,000	\$117,000
Closing Costs	\$6,472	\$6,472	\$6,589
Prepays/Impounds	\$8,606	\$8,542	\$9,882
Total \$ Required	\$171,078	\$171,014	\$133,471

HOUSING EXPENSE			
First Loan P & I	\$3,691	\$3,543	\$3,817
Taxes, Ins & MI	\$1,007	\$1,007	\$1,217
Total Monthly Pmt	\$4,698	\$4,550	\$5,034

*APR = Annual Percentage Rate

Years	Rate	Payment
1-10	5.500%	\$3,543
10%	7.500%	\$4,363
11	8.500%	\$4,768
11%	9.500%	\$5,247
12-30	10.500%	\$5,708

SOFR + 2% 1st Adj. CAP plus 3.000% margin, 2% 1st adjustment, 1% periodic & 5% lifetime CAP's.

Fully indexed rate is 5.000% with a payment of \$3,397.

Payments above include taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Gorgeous Chino home located on a corner lot in a quiet family neighborhood. This 1,742 Sq.Ft. home was extensively remodeled in 2019. Features 3-car garage fully dry walled with recessed lighting and epoxy floor, high ceilings and an entertainer's backyard! Floorplan features 3 bd, 2.5 ba with modern amenities. The kitchen was fully updated with Quartz countertops, beautiful wood and glass custom cabinets, under cabinet LED lighting, custom tile backsplash and stainless steel appliances. The family room is cozy with a gas fireplace surrounded by a slate rock accent wall with a custom mantel. Updated powder bathroom, new Pergo laminate wood flooring, 5 inch baseboards, custom wood door moldings, remote controlled powered window shades. Walls and ceilings were recently re-textured and painted throughout the home. Upstairs features upgraded smart cushion carpet pad and high quality carpet. The home has a new HVAC system with wifi enabled thermostat, new high capacity water heater, wifi enabled sprinkler system, and a 50 year Presidential shingle roof.

Nico Phillips
REALTOR®
DRE #02151645

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PACIFIC REALTY GROUP

10535 Foothill Blvd Suite 160
Rancho Cucamonga CA 91730

Dominique McWhorter
Loan Officer
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PRMG, Inc.

1265 Corona Pointe Court Suite 301
Corona CA 92879



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6505 POTOMAC DR
CHINO, CA 91710



• OPEN House •

SATURDAY, AUG 20th | 12PM-3PM



5 BEDROOMS



3 BATHS



2424 sq. ft



\$899,900

Summer Fun!

Gorgeous Chino home with sparkling in-ground pool and spa! On one of the largest lots in the neighborhood. Set up for multi-generational living with 5 beds, including 2 downstairs, and 3 baths. Many upgrades in recent years. On a quiet street, walking distance to the park, close to schools, shopping, and the 60 Fwy.



Sammy Haweileh



951-870-3366



sammyhaweileh@gmail.com

Cal DRE #02193606

13581 BARKLEY PLACE, CHINO, CA, 91710

3 BD | 3 BA | 1,742 SQ. FT. | 6,898 SQ. FT. LOT

OFFERED AT

\$780,000

**JUST
LISTED**

ABOUT THIS PROPERTY

Gorgeous Chino home located on a corner lot in a quiet family neighborhood. This 1,742 Sq. Ft. home was extensively remodeled in early 2019 and has hardly been occupied since the remodel. It boasts a 3-car garage that has been fully dry walled with recessed lighting and epoxy floor, drop down ladder to attic storage area, high ceilings and an entertainer's backyard! NO Mell-Roos, NO HOA and Low Taxes! Floor-plan features 3 bedrooms, 2.5 baths with modern amenities. Kitchen features quartz countertops, custom cabinetry and backsplash.

**3
BED**



**3
BATH**

1,742
SQ. FT.

6,898
SQ. FT. LOT



NICO PHILLIPS

Realtor

LIC# 02151645

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10535 Foothill Boulevard, Unit 160, Rancho Cucamonga, CA 91730

13581 BARKLEY PLACE, CHINO, CA, 91710

3 BD | 3 BA | 1,742 SQ. FT | 6,898 SQ. FT LOT



NICO PHILLIPS

m: (909) 646-2547

e: nlcophillips22@gmail.com

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

MEDICAL
0.3 MI

GYM
0.8 MI

GROCERIES
0.9 MI

ATM
0.9 MI

CLEANERS
0.9 MI

GAS
0.9 MI

COFFEE
1 MI

PHARMACY
1 MI

MOVIE THEATER
2.1 MI

MOST
SERVICES
WITHIN

1

MILE

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 29 private schools and 1 charter school within 5 miles.

8

RATING

K-6
EDWIN RHODES
ELEMENTARY SCHOOL
ASSIGNED

3

RATING

7-8
MAGNOLIA JUNIOR
HIGH SCHOOL
ASSIGNED

5

RATING

9-12
CHINO HIGH SCHOOL
ASSIGNED



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE
LOS SERRANOS GOLF &
COUNTRY CLUB
(3.0 MILES)



PARK
GLENMEADE PARK
(3.2 MILES)



DOG PARK
DAIRYLAND PARK
(6.7 MILES)



HIKING
CLAREMONT FIVE MILE LOOP
WILDERNESS TRAIL
(9.6 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near 160 moderately priced restaurants and has an above average variety of cuisines.

BY CATEGORY

FAST FOOD	47	SEAFOOD	10
AMERICAN	27	INTERNATIONAL	8
MEXICAN	20	JAPANESE	4
PIZZA	19	CHINESE	4
ASIAN	10	OTHER	13

172

★★★★+

WITHIN 5 MILES

OPEN HOUSE

SATURDAY
AUGUST 20, 2022
1:00PM - 4:00PM



INTRODUCING 14610 BAYLOR AVENUE

4 **3** **2,700** **\$915,000**
BED BATH SQFT PRICE

Beautiful upgraded two-story single house in the College Park community in Chino. The open floor plan is airy and the bright; home features 4 bedrooms 3 bathrooms plus a loft. First floor has one bedroom, one bathroom, a living room, a formal dining room, and a family room open to the kitchen - with an upgraded gourmet granite counter top island. Second floor includes a huge loft and an extra large master bedroom with a walk-in closet. The house has new interior paint and new flooring, easy care back yard, and many community amenities. Community Amenities include swimming pool, water park, BBQ area, outdoor cooking area, playground, clubhouse, recreation room, meeting room, gym, and much more. It is a great place to raise a family. Come have a look and fall in love with this home.

REALTY**ONE**GROUP**HOMELINK**



JESSE BARAJAS

Licensed Real Estate Professional

DRE#: 02181426

OFFICE

MOBILE

951.466.2116

562.441.0112

JESSEBREALTY@GMAIL.COM



SCAN ME

3400 Central Ave. 160, Riverside, CA 92506

All material presented herein is intended for information purposes only. While this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms, and school district in property listings should be independently verified by your own attorney, architect or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit the offerings of other real estate brokers. Each office is independently owned and operated.



**14575
San Antonio Ave
Chino
CA 91710**

\$958,000

4 BEDROOMS

3 BATHROOMS

2,908 SQ.FT

LOT: 4,000 SQ.FT

YEAR BUILT: 2007



Wendy Liu

DRE# 02060607

626.203.3687

Wendyliu200818@gmail.com



Welcome to this beautiful former model home in the prestigious College Park! The floor plan is one of the most desirable. House is full of brightness with lots of natural sunlight. There is audio system on the ceiling and central vacuum system in room. The Kitchen has solid wood cabinet, granite countertop, and upgraded tile floor. Large and spacious family room with a fireplace. Master suite with huge walk-in closets and dual sinks and beautiful standalone soaking tub. Big 2 car garage and a separate room for laundry. Beautiful backyard with family outdoor activity space and landscaping. Located on a quiet street with a community park just a block away. The community offers BBQ area and parks, swimming pools, spa, club house, fitness room and internet. Don't miss this one.



Pinnacle Real Estate Group | DRE# 01918023 | 9139 Las Tunas Dr, Temple City CA 91780

Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources, and buyer is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.

13352 5TH STREET, CHINO, CA 91710

5 BD | 2 BA | 1,699 SQ. FT | 6,900 SQ. FT LOT

OFFERED AT

\$699,000

OPEN HOUSE



To get listing and finance info about this property, text LIST7200601 to 800.701.6509

ABOUT THIS PROPERTY

This beautifully upgraded corner lot home with a large size lot located in the heart of Chino. This home features a spacious and efficient open living room with both tile and laminate flooring throughout and upgraded dual pane windows. The upgraded kitchen features dark wood cabinetry, a walk-in pantry, stainless steel appliances, custom countertops, recessed LED lighting, granite counter tops and stainless-steel appliances. This home boasts 5 full bedrooms, the room adjacent to the living room is a converted garage with permits and a separate entrance at the front. The 5th bedroom in back has a fireplace and direct access into the backyard.

5
BED



2
BATH



CARLOS OVIEDO

Realtor

CalBRE# 02032838

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MARC BUI

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Branch NMLS# 1756892



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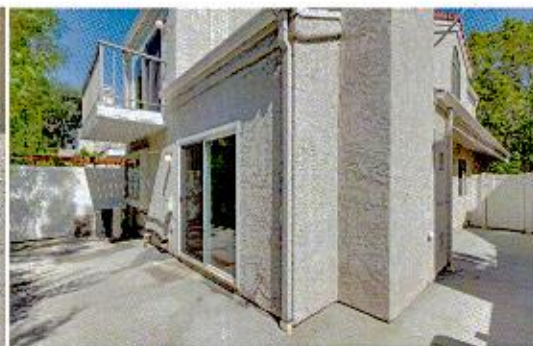
ListReports

*** another one
152th Home
Just Listed
by Ricky & Jessie



13184 SPIRE CIRCLE, CHINO HILLS, CA 91709

ASKING: \$698,000



3 BED | 3 BATH | 1,335 SF LIVING SPACE | 2 CAR GARAGE | BUILT 1985 | HOA \$455/Mo

Location location location! In the highly desirable neighborhood of Rolling Ridge Community in north Chino Hills, this bright and airy end unit townhouse packs with many upgrades throughout: fresh designer tone painting, newly updated kitchen and all 3 bathrooms, newer flooring throughout the cozy home. Two en-suite bedrooms upstairs each with own bathroom. One downstairs bedroom and one full bath downstairs. Master bedroom comes with a balcony for fresh air and sunshine. Upstairs features a small loft could be a home office. High ceiling with lots of nature light. Two car attached garage. Low maintenance backyard brings privacy and entertaining. Truly move in ready and turn key condition! Very quiet and peaceful cul de sac neighborhood, community amenities include pool and spa. Top rated schools: Eagle Canyon Elementary, Canyon Hills Junior, Ayala High. Don't forget you can walk to Costco, Ranch 99 Market, 85C Bakery, Meet Fresh, Boiling Point, Banks, and many others! Easy 71 & 60 freeway access. It is a must see and enjoy all that Chino Hills has to offer!

加微信



PROUDLY PRESENTED BY
JESSIE LE & RICKY LEE
PYC REALTY, CITY OF INDUSTRY

All information deemed correct but not guaranteed

RICKY & JESSIE'S REAL ESTATE SERVICES



Make this Your Family's Dream Home!

Call 213-249-3255 today to schedule a private showing!

213-249-3255 *Jessie Yuan Le, Broker Associate* | DRE 01947274

909-348-3956 *Ricky Lee, Broker Associate & Loan Consultant*

DRE 01932116 | NMLS 1152232

RickyJessie.Lee@gmail.com | *PYC Realty, Financial*

WeChat 微信: leyuan_pku | *www.RickyJessie.com*

FaceBook: www.facebook.com/RickyJessieTeam



Ricky & Jessie Lee Team



PYC
REALTY
17890 Castleton Street Suite 378
City of Industry, CA 91745



OPEN HOUSE

6048 LYON ST, CHINO

AUGUST 20, 2022 | 12 PM - 4 PM



Dora Wassef

Realtor Associate

DRE# 01323965

(626) 437-5979

dora.wassef@yahoo.com



Celina Borbon

Mortgage Loan Originator – OGI Mortgage Bankers

NMLS: 924442

c: [323.793.0682](tel:323.793.0682) f: 909.354.3143

a: 3602 Inland Empire Blvd, Suite C340, Ontario, CA 91764

e: celina.borbon@ogimb.com



APPLY NOW



RE/MAX

JUST REDUCED \$20K! Condo W/In-Law Suite

- 3 Bed / 3 Bath / 1,834 Sq Ft

This Unit Offers A Private In-Laws Suite Down Stairs, Equipped With Kitchenette, Bath, Washer & Dyer Hook up, Clothes Closet, Large Liner Closet and Private Patio. Upstairs Features Most Of The Living Space With A Large Master With Walking Closet, 2nd Bed Rm. Open Concept Living Space, Kitchen With Stainless Steel Appliances And Granite Counters And A 2nd Patio. Come And See...It Won't Last!!

CALL TODAY FOR MORE INFO!

您想賣您的房子嗎？我有客人想買！有興趣請跟我們聯係！





**4346 Park St.
Chino, CA 91710**


**TEAMPROVIDENT
REALTORS®**
HANS HAGENMAYER

4346 Park St. Chino CA

\$758,000

METICULOUSLY UPDATED SINGLE LEVEL ON FLAT LOT WITH FENCED YARD!! This beautifully laid-out single level has just undergone a down-to-the-studs renovation and is offered for sale in true **TURN-KEY CONDITION!!** The 2022 renovation included a new roof, new plumbing, new electrical, new central HVAC (including duct work), new drywall, new kitchen, new baths, new tankless water heater, new windows, new doors, new trim, etc. etc. This home exudes freshness and quality. The layout features a formal entry, a large living room with high ceilings, an airy kitchen and family room, a den, a master with cathedral ceilings, and two spacious secondary bedrooms, one with direct access outside. The tasteful new finishes are beautifully coordinated. This house is truly ready for its discerning new owners. Come take a tour today before it's **SOLD!!!!**

Formal Entry

Double Entry Doors
Luxury Vinyl Flooring

Living Room

Step Down
Cathedral Ceilings
Recessed Lights
Crackling Fireplace
Luxury Vinyl Flooring

Dining Area

Recessed Lights
Luxury Vinyl Flooring

Kitchen

ALL NEW!!
Upgraded Cabinets / Counters
Upgraded Fittings / Fixtures
Stainless Steel Appliances
Recessed Lights
Luxury Vinyl Flooring

Living Room

Step Down
Cathedral Ceilings
Recessed Lights
Crackling Fireplace
Luxury Vinyl Flooring

Hall Bath

ALL NEW!!
Upgraded Fittings / Fixtures

Master Suite

Cathedral Ceilings
Recessed Lights
Luxury Vinyl Flooring

Master Bath

ALL NEW!!
Upgraded Fittings / Fixtures

Second Bedroom

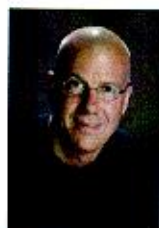
Ample Wardrobe Closet
Luxury Vinyl Flooring
Opens to Rear Patio

Third Bedroom

Ample Wardrobe Closet
Luxury Vinyl Flooring

Amenities & Statistics

House SF 1,478 per Assessor
Lot 7,366 per Assessor
Two-Car Garage
Direct Garage Access
Large Fully Fenced Yard
Built in 1969
NEW Roof
NEW Windows
NEW Plumbing
NEW Electrical
NEW HVAC System
NEW Drywall
NEW Kitchen
NEW Bathrooms
NEW Tankless Water Heater
NEW Garage Door



HANS HAGENMAYER
626 577-7575

**THE DIFFERENCE BETWEEN
LISTED AND SOLD**

**TEAM PROVIDENT
REALTORS**

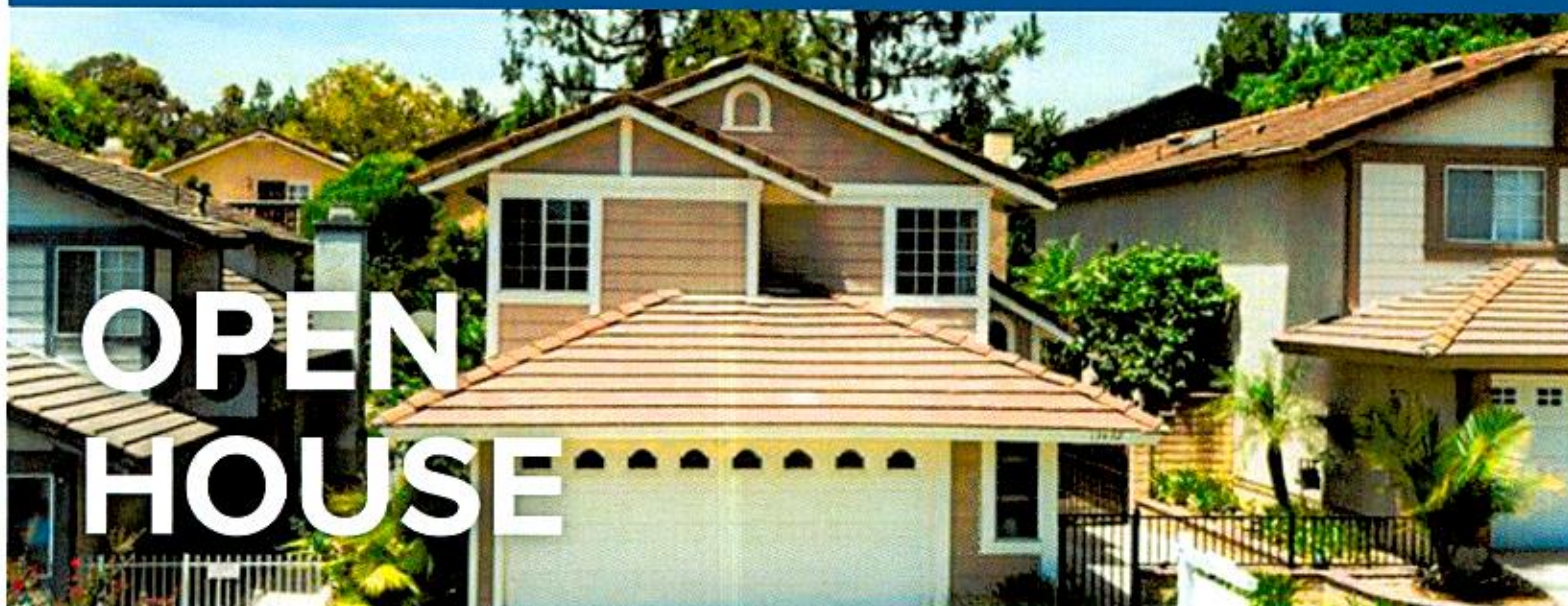
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13432 TELLURIDE DRIVE, CHINO HILLS, CA, 91709

3 BD | 3 BA | 1,404 SQ. FT | 4,095 SQ. FT LOT

OFFERED AT

\$798,000



To get listing and finance info about this property, text LIST7144418 to 800.701.6509

ABOUT THIS PROPERTY

Perfect location! Great new listing in Chino Hills. 3 bedroom 2.5 bath in the Chino Valley School District. Literally walking distance to Eagle Canyon Elementary School, Canyon Hills Jr High School and just a hop skip and a jump to distinguished Ayala High School. Near all the major shopping hot spots and restaurants. Costco, Starbucks, Yard House, CPK, PF Chang's, Wal Mart, Sam's Club and just to much to mention. The community pool, hot tub, park and playground are right around the corner, perfect for kids. This home has fresh new paint and new carpet throughout. This is a must see!

3
BED



3
BATH



LEONEL "LEO" ALCAZAR

Realtor

BRE# 01845518

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w: TheOnlySmartChoice.com

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SYLVIA RIOS

Loan Officer

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w: www.equitysmartloan.com

EquitySmart
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1010 Sycamore Ave Unit Suite 106, South Pasadena, CA 91030

Branch NMLS# 856170



NMLS ID: 856170 | CA Bur of Real Estate - Real Estate Broker - DRE#01908308 | www.nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY/856170 | Equity Smart Home Loans, 1010 Sycamore Ave Suite 106, S. Pasadena, CA, 91030, Equal Housing Lender.

ListReports

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AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.



ATM
0.4 MI



PHARMACY
0.5 MI



COFFEE
0.5 MI



CLEANERS
0.5 MI



GROCERIES
0.5 MI



MEDICAL
0.7 MI



MOVIE THEATER
0.7 MI



GAS
0.9 MI



GYM
0.9 MI

MOST SERVICES
WITHIN

1

MILE

SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 33 private schools and 2 charter schools within 5 miles.



K-6
EAGLE CANYON
ELEMENTARY SCHOOL
ASSIGNED



7-8
CANYON HILLS JUNIOR
HIGH SCHOOL
ASSIGNED



9-12
RUBEN S. AYALA HIGH
SCHOOL
ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



PARK
CALLE SAN MARCOS PARK
(0.2 MILES)



GOLF COURSE
THE WEDDING OFFICIANT
(2.0 MILES)



DOG PARK
DIAMOND BAR BARK PARK
(2.3 MILES)



HIKING
CLAREMONT FIVE MILE LOOP
WILDERNESS TRAIL
(9.5 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **157** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

FAST FOOD	44	PIZZA	9
AMERICAN	29	INTERNATIONAL	9
MEXICAN	18	JAPANESE	5
ASIAN	14	DELIS	5
SEAFOOD	10	OTHER	12

166

★★★★+

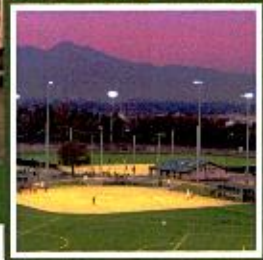
WITHIN 5 MILES



J&J REALTORS



Your Chino Hills Community & Real Estate Experts



YOUR ONLINE CONNECTION TO ALL THINGS CHINO HILLS

We all know that Chino Hills is a fabulous place to live. With great restaurants, plenty of shopping, outdoor activities, beautiful hillside neighborhoods, and golf courses - this place truly has it all.

Now Chino Hills is online. Visit us to connect with your community, find out about local businesses and restaurants, and take advantage of exclusive specials and promotions.



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Living In Chino Hills

Your Online Connection To All Things Chino Hills



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