



\$1,265,000

4 Beds, 3 Baths

MLS# TR22150651



COMPLETE

REALTY SERVICES



Michael Esquerra DRE# 01309830
Phone: 909-609-4200 Email: esquerra@verizon.net

Chino Hills, California 91709



16562 Sagebrush Street, Chino Hills, CA 91709

Prestigious Pinehurst Community home in a cul-de-sac location! Built in 2002 with 3,180 sq. ft. of living space. Vaulted ceilings. 4 large bedrooms upstairs with a BONUS office area. The kitchen connects to a large great room style family room with ANOTHER BONUS office area. There are separate formal living and dining rooms, 3 bathrooms, and a 3 car tandem garage in a massive 9,000 sqft cul-de-sac location perfect for entertaining. The beautifully landscaped private patio area will be the perfect place to spend your evenings.



See the Virtual Tour! www.16562Sagebrush.com

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed

DRE# 01309830



BEAUTIFUL HOME WITH RENTAL INCOME

<https://mcedge.tv/11taqk>



11589 YORBA AVE, CHINO, CA, 91710

Welcome to the financing options for 11589 Yorba Ave, Chino, CA 91710

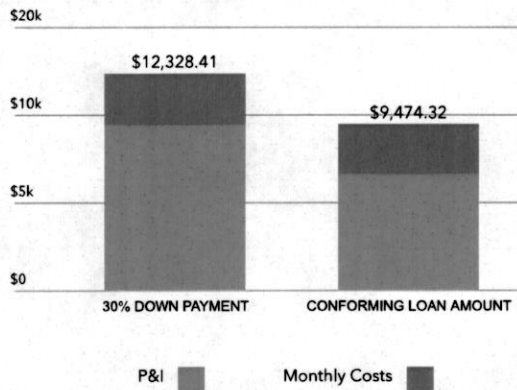
The property consists of a large main house; a triplex consisting of a 2 BR unit, 1 BR unit and a Studio; an oversized metal building; a 6 stall horse stable and corral all on a fenced and gated lot of 2.4 acres. The Main House (California Ranch Style Single Story) is over 3000 SF with 4 bedrooms, 3 baths (one with a Jacuzzi bath tub), large living and family rooms, a large patio and large game/utility room (approx. 500 SF). The house was custom built with high quality materials throughout. 8 beds - 7 bath - 4,744 sq. ft.

Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

\$2,388,800

Quote Date - 08/19/2022

PAYMENT BREAKDOWN



	30% Down Payment	Conforming Loan Amount
Loan Amount:	\$1,672,160	\$1,244,850
Down Payment:	\$716,640.00	\$1,143,950.00
Term(mos):	360	360
Rate:	5.450%	4.875%
*APR:	*5.658%	*4.957%
Closing/Prepaid:	\$56,226	\$29,959
Cash To Close:	\$772,866.02	\$1,173,908.63
Monthly Payment:	\$12,328.42	\$9,474.32



Shannon Martinez

267394 1960542
 Shannon.Martinez@apmortgage.com
 American Pacific Mortgage | 20955 Pathfinder Road
 Suite #300, Diamond Bar, CA, 91765
 www.ShannonLender.com
 Cell: (626) 255-7605 | Work: (626) 255-7605
 Fax: (909) 259-4935



Randy & Alice

01431623
 Randythepropertyman@yahoo.com
 Keller Williams
 Cell: (909) 374-0895 | Work: (909) 374-0895



* DISCLAIMER: The results above are based on (i) information provided by you, (ii) estimates of interest rates, your ability to save, your tax bracket, closing costs and other amounts, (iii) currently available loan programs and (iv) information

Powered By

Customer Short

11589 Yorba Ave, Chino 91710

Exit Ramona off the 60Frwy, go east turn right on Phillips, left on Yorba Ave

STATUS: **Active**

LIST PRICE: **\$2,388,800**



SQFT: **4,744**

LOT(src): **2.4/104,544 (P)**

PARKING SPACES: **6**

YEAR BLT(src): **1996 (PUB)**

DOM / CDOM: **27/27**

UNITS TOTAL: **4**

BLDG TOTAL: **3**

SALE TYPE: **Trust**

ML#: **TR22159203**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**

AREA: **681 - Chino**

PRICE PER SQFT: **\$503.54**

ORIGINAL \$: **\$2,388,800**

STORIES: **One**

GSI: **\$0**

OP EXPENSE: **\$0**

NET INCOME: **\$0**

LIST DATE: **07/23/22**

TERMS: **Cash, Cash to New Loan, Conventional**

Location, Location, Location. This is a unique property in a quiet residential and highly sought after neighborhood in Chino. The property consists of a large main house; a triplex consisting of a 2 BR unit, 1 BR unit and a Studio; an oversized metal building; a 6 stall horse stable and corral all on a fenced and gated lot of 2.4 acres. The Main House (California Ranch Style Single Story) is over 3000 SF with 4 bedrooms, 3 baths (one with a Jacuzzi bath tub), large living and family rooms, a large patio and large game/utility room (approx.500 SF). The house was custom built with high quality materials throughout. The former owner was a construction inspector. The main house has a carport, large concrete driveway, walkways and planters. The triplex consists of a (1) 2 BR unit (840 sqft) with a Bathroom with a tub, Living Room, Dining Room and Kitchen; (2) 1 BR unit (355 sqft) with Living Room, Bathroom and Kitchen; (3) Studio (255 sqft) with Bathroom and Kitchen. There is an separate laundry room shared by all 3 units. There are a total of 3 HVAC units and 2 Wall AC units. There are carports for the units with plenty of paved areas for parking. These units were previously leased out to generate good income. A small portion of the land at the back of the property is being leased out to a neighboring nursery on a month-to-month basis at \$700 per month. This can probably be increased to \$800-\$900 per month. In addition to the residential units there is an oversized (28ft X 62ft) tall Metal building with 4 large roll-up doors that can be used by owner or rented out for workshops or storage. This workshop is well lit and has a 100 Amp 220 Volt electrical panel. There is a stable and corral for 6 horses. The size of the property presents the new owner with the possibility for building more housing units adding additional income possibilities. (Please check with the city). The present houses are all connected to the public sewer system. The property is well landscaped with fruit trees such as avocado, grapefruit, oranges, tangerine and lemons. Don't miss this unique and rare opportunity for the astute buyer.

CUSTOMER SHORT:Residential Income ML#: TR22159203

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08/19/2022 6:36:00 PM

13093 QUARTER HORSE DRIVE, EASTVALE, CA, 92880

5 BD | 4 BA | 3,607 SQ. FT. | 7,405 SQ. FT. LOT

OFFERED AT

\$968,000



ABOUT THIS PROPERTY

Turnkey* Turkey* Turkey This is the property you've been waiting for. Upscale Single Family Residence located in the heart of Eastvale. This North Facing Home with five bedrooms four bathroom offers too many upgrades to list. In the center of the house is a brand new kitchen with all brand new appliances; Brand new coat of paint thru out the house; Brand new flooring for the 1st floor and brand new cabinet for the master bathroom. The house also comes with builder upgraded surrounding sounds system, a builder upgraded 4th garage and wood shutter thru almost the entire house. Come and check it out today.

5

BED



4

BATH

3,607

SQ. FT.

7,405

SQ. FT. LOT



FAN ZHANG

Coldwell Banker George Realty

DRE# 2027642

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17919 Gale Avenue, City of Industry, CA 91748

13093 QUARTER HORSE DRIVE, EASTVALE, CA,
92880

5 BD | 4 BA | 3,607 SQ. FT | 7,405 SQ. FT LOT



FAN ZHANG

M (626) 250-9202

E fanzhangbre7642@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.



ATM
0.6 MI



GROCERIES
0.6 MI



PHARMACY
0.6 MI



CLEANERS
0.9 MI



COFFEE
1 MI



GAS
1 MI



GYM
1.1 MI



MEDICAL
1.2 MI



MOVIE THEATER
1.4 MI

**MOST
SERVICES
WITHIN**

1

MILE

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are above average for the area. There are also 8 private schools within 5 miles.



RATING

K-6
EASTVALE
ELEMENTARY SCHOOL
ASSIGNED



RATING

7-8
RIVER HEIGHTS
INTERMEDIATE SCHOOL
ASSIGNED



RATING

9-12
ELEANOR ROOSEVELT
HIGH SCHOOL
ASSIGNED



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



PARK
PROVIDENCE RANCH PARK
(0.8 MILES)



GOLF COURSE
GOOSE CREEK GOLF CLUB
(2.1 MILES)



DOG PARK
DAIRYLAND PARK
(2.8 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near 44 moderately priced restaurants and has an average variety of cuisines.

BY CATEGORY

AMERICAN	11	BARS	2
FAST FOOD	11	THAI	2
PIZZA	8	JAPANESE	2
CAFES	3	ASIAN	1
COFFEE AND TEA HOUSES	3	OTHER	7
MEXICAN	3		

50

★★★★+

WITHIN 5 MILES

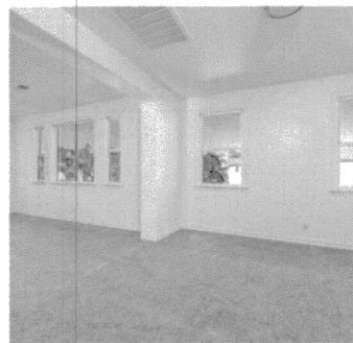
6764 SEASIDE STREET, CORONA, CA 92880
5 BD | 5 BA | 4,522 SQ. FT. | 8,276 SQ. FT. LOT

OFFERED AT
\$998,000

OPEN HOUSE

ABOUT THIS PROPERTY

Behind this beautiful home is a warm and caring family, who wants you to feel at home as well. Well designed and detailed newly renovated home, perfect for your family. Located on a quiet street, you can enjoy a retreat away from city life. Enter through the spacious foyer and be greeted by the two-story ceilings that create an open spacious feel. Located in the peaceful community surrounded by corner road that makes the home adjacent to large parks and award winning schools. Easy access to shopping and easy freeway. Do not miss this rare opportunity to own a gorgeous house with 8276 sqft lot size and 3-car garage in a row facing the street.



4,522
SQ. FT.

8,276
SQ. FT. LOT



MICHELLE YU
RE/MAX UNIVERSAL REALTY
LIC# 02077892
m: (626) 361-8613
e: yumiao471522408@gmail.com

1141 South Diamond Bar Boulevard, Unit 02077892,
Diamond Bar, CA 91765

6764 SEASIDE STREET, CORONA, CA 92880
5 BD | 5 BA | 4,522 SQ. FT | 8,276 SQ. FT LOT



MICHELLE YU
m: (626) 361-8613
e: yumiao471522408@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.

CLEANERS
0.6 MI

PHARMACY
0.6 MI

ATM
0.6 MI

COFFEE
0.7 MI

GAS
1.5 MI

MEDICAL
1.7 MI

GYM
1.7 MI

MOVIE THEATER
1.9 MI

**MOST
SERVICES
WITHIN**

1
MILE

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are above average for the area. There are also 9 private schools within 5 miles.

6
RATING

K-6
ROSA PARKS
ELEMENTARY SCHOOL
ASSIGNED

8
RATING

7-8
DR. AUGUSTINE RAMIREZ
INTERMEDIATE SCHOOL
ASSIGNED

9
RATING

9-12
ELEANOR ROOSEVELT
HIGH SCHOOL
ASSIGNED

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

PARK
RIVER WALK PARK
(1.2 MILES)

DOG PARK
DAIRYLAND PARK
(2.5 MILES)

GOLF COURSE
HIDDEN VALLEY GOLF CLUB
(3.1 MILES)

16
GOLF COURSES

WITHIN
10 MILES

14
PARKS

3
DOG PARKS

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near 47 moderately priced restaurants and has an average variety of cuisines.

BY CATEGORY

FAST FOOD	13	COFFEE AND TEA HOUSES	2
AMERICAN	12	BARS	2
PIZZA	8	THAI	2
MEXICAN	3	JAPANESE	2
ASIAN	3	OTHER	7
CAFES			

56

★★★★+

WITHIN 5 MILES

14065 RIVERGLEN DRIVE Eastvale CA 92880

Beautiful 4 bed, 3 bath home in the Riverglen Community. Stunning foyer entry way. DESIGNER'S TOUCH - new paint on exterior trim, fascia, eaves, and interior. Direct drive programmable ceiling fans. Split tilt shutters throughout. The open kitchen with granite counters and large island. The open dining room looks out over the HUGE backyard that's just waiting for your personal touch - 7,841 sq ft lot. DOWNSTAIRS - one bed, full bath. UPSTAIRS - master suite with soaking tub and shower, large walk in closet. 2 more bedrooms (1 is oversize with walk in), full bathroom and loft room.



**GORGEOUS
RIVERGLEN
COMMUNITY HOME
\$989,000**



Reach out for payment and qualification information



Jun Zeng
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Loan Officer
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jun.zeng@summitfunding.net
<https://summitfunding.net/jzeng>
Summit Funding, Inc.
7065 Indiana Ave., Suite 200
Riverside, CA 92506



Suzette Strauss
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15316 Central Ave
Chino, CA 91710



RMA | REALTY MASTERS & ASSOCIATES



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6701 WRANGLER ROAD, CHINO HILLS, CA 91709

3 BD | 3 BA | 1,419 SQ. FT | 5,040 SQ. FT LOT

OFFERED AT

\$755,000

OPEN HOUSE

SAT 8/20 & SUN 8/21 · 10AM - 2PM

MAKE ME AN OFFER



To get listing and finance info about this property, text LIST7222528 to 800.701.6509

ABOUT THIS PROPERTY

This Butterfield Ranch Home shows pride of ownership both inside and out. Turnkey 3-bedroom 2.5 bath in the highly coveted City of Chino Hills. This house offers a light and bright kitchen with a Wolf Range. The dining room is just off the kitchen and leads out to the backyard. The Living room has vaulted ceilings and a cozy fireplace. There are wood floors on the ground floor and in the two bathrooms and new carpet on stairs and bedrooms. Backyard is perfect for enjoying all that nature has offer, the hills are your backdrop. Enjoy the Apple Tree, Blackberries, Grapes as well as a vegetable garden. Perfect to access 91, 60 and 10 Freeways.

3
BED



3
BATH



MARTIN A ESCOBAR

Real Estate Agent

DRE# 02169733

m: (562) 322-7612 | o: (951) 304-1200

e: martinedreams@kw.com

w: martinescobardreamhomes.kw.com

kw

KELLERWILLIAMS.

27290 Madison Ave. Suite 200, Temecula, CA 92590



MARTHA L GALVEZ

Senior Loan Officer

NMLS# 461705

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e: martha.galvez@fairwaymc.com

w: www.galvezhomeloans.com



28475 Old Town Front Street Suites M & N, Temecula, CA 92590

Branch NMLS# 1628399



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ListReports

6701 WRANGLER ROAD, CHINO HILLS, CA 91709

3 BD | 3 BA | 1,419 SQ. FT | 5,040 SQ. FT LOT



MARTIN A ESCOBAR

m: (562) 322-7612 | o: (951) 304-1200

e: martinedreams@kw.com

w: martinescobardreamhomes.kw.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.

GAS
0.5 MI

ATM
1.7 MI

MEDICAL
1.9 MI

GYM
1.9 MI

CLEANERS
1.9 MI

COFFEE
1.9 MI

GROCERIES
2.5 MI

PHARMACY
2.9 MI

MOVIE THEATER
6.8 MI

**MOST
SERVICES
WITHIN**

2
MILES

SCHOOL REPORT



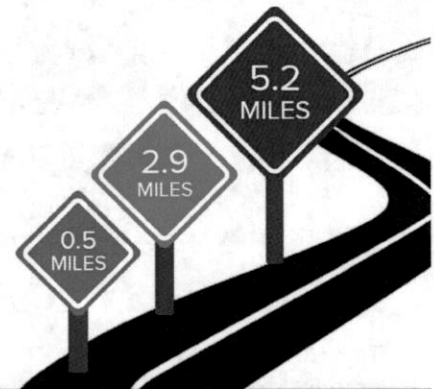
SCHOOLS IN YOUR AREA

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

8
RATING
K-6
BUTTERFIELD RANCH
ELEMENTARY SCHOOL
ASSIGNED

8
RATING
7-8
ROBERT O. TOWNSEND
JUNIOR HIGH SCHOOL
ASSIGNED

8
RATING
9-12
CHINO HILLS 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
(1.8 MILES)

DOG PARK
DAIRYLAND PARK
(3.4 MILES)

PARK
DEER CREEK PARK
(4.5 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near 27 moderately priced restaurants and has an average variety of cuisines.

BY CATEGORY

AMERICAN	8	MEXICAN	2
FAST FOOD	6	BARS	1
CAFES		CHINESE	1
COFFEE AND TEA HOUSES ..	3	ASIAN	1
SEAFOOD	3	OTHER	1
DELIS	2		

28
★★★★+
WITHIN 5 MILES

Active • Single Family Residence

\$920,000

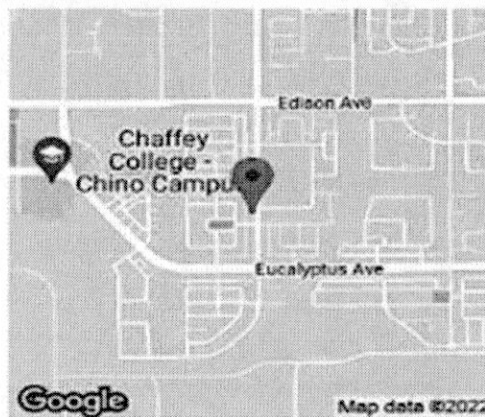
14372 Mountain Ave • Chino 91710

2 days on the market

**5 beds, 3 full baths, 1 partial baths • 2,888 sqft • 5,200 sqft lot • \$318.56/sqft •
Built in 2013**

Listing ID: CV22186437

Exit Fwy 60 at Mountain Ave and head south, between Edison Ave & Eucalyptus Ave.



"Next Gen"! "The Home within a Home®" (registered by LENNAR). This beautiful house was originally built by Lennar, 5 bedrooms, 3 & 1/2 bathrooms. Downstairs, you will see a suite with a private living room, equipped with a kitchenette and stackable laundry, a separate entry at front, and there's an individual bedroom with sliding door to lead to the cozy backyard. A fireplace is in the great room which is open to kitchen & dining, the center of the house where family always gather around. An extra or extended kitchen there ready for chef! You can have your own secret recipes there, locked the door, make your food either by grilling, steaming, anyway you like, and just surprise your family at the important days! Master suite and 3 good sized bedrooms upstairs. Private balcony at front, under the shade and green. Solar power system is installed in 2017, at the system size up to 11.825 kW DC STD. BIG SAVINGS on the electric bills! More to add on here, per Seller, it's actually around 2,980 sqft! About 100 sqft more than the recorded living space! Lots of fruit trees: 2 donut peach trees, 1 yellow peach, 2 apple trees, 3 orange trees, and a guava! Come to see for yourself!

Facts & Features

- Listed On 08/24/2022
- Original List Price of \$920,000
- Levels: Two
- 3 Garage spaces/Attached Garage
- 4 Total parking spaces
- Assessments: Special Assessments
- \$4,023 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Stackable, Washer Hookup
- Cooling: Central Air
- Heating: Central, Natural Gas
- Fireplace: Living Room, Gas
- Patio: Concrete, Patio
- Pool: Community
- Spa: Community
- View: Neighborhood

Interior

- Rooms: Den, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Suite, Office
- Eating Area: Dining Room
- Appliances: Barbecue, Built-In Range, Dishwasher, Disposal, Gas Cooktop, Gas Water Heater, Indoor Grill, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Purifier
- Other Interior Features: Balcony, Ceiling Fan(s), Granite Counters, High Ceilings, In-Law Floorplan, Pantry, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Flag Lot, Park Nearby, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Security System, Smoke Detector(s)
- Sewer: Public Sewer

Additional Information

- Standard sale
- \$212 HOA dues Monthly
- Chino Valley Unified School District
- 681 - Chino area
- San Bernardino County
- Parcel # 1026321510000

ZU-CHEN TSI

State License #: 01841363

Cell Phone: 909-859-5177

Fax: 626-322-2905

IRN REALTY

State License #: 01983717

17578 COLIMA ROAD
ROWLAND HEIGHTS, 91748



OPEN HOUSE

6048 LYON ST, CHINO

SATURDAY | 12 PM - 4 PM



Dora Wassef

Realtor Associate

DRE# 01323965

(626) 437-5979

dora.wassef@yahoo.com



JENNIFER CHANG

Mortgage Loan Advisor

NMLS #1974279

C: 626-589-0605

jennifer.chang@

slgmortgage.com

Sovereign Lending Group
Incorporated



\$629,900

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 Linen 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 Wont 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!



RE/MAX®



Coco Zhang 加州房地产.
Phone: 626-236-0069

China Direct: 95013515588 TO 86858

DRE: DRE#01900363

微信: realtorcoco

Email: realtorcocozhang@gmail.com



2091 Hunter Road
Chino Hills, CA 91709

4200 SQF

\$2,380,000

3.0bds.4.0ba. House

Chino Hills, Built on 1970

Price per square foot

Price / sqft: 567

This is a Massive Artwork! Not just an Ordinary House! Very Rare to see On the Market! Sitting on the top of the hills in Carbon Canyon, this is a one of kind properties you MUST SEE TO APPRECIATE! It used as a Vacation Home in the past 8 years. All Furnitures almost brand new....With stunning views of Chino Valley and beyond, You will never get tired of the Panoramic all-embracing scenery.....The home was designed by architect David Tenneson Rich, whose works are in line with other mid-century modern architects of that period. He also designed homes for other celebrities in Bel Air and Los Angeles areas. The home embraces expansive uses of concrete and glass but with a warmth you feel immediately upon entering. The lot is exquisitely landscaped and sits on over 0.6 acres. With a unique wrap around pool and cantilever balconies extending from the family room/bar and master bedroom with a lovely atrium between the master bedroom and living room, that is

Scan to check out more homes for sale
POWERED BY: THE HOUSE CLUB



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.

REALTYONEGROUP

DRE#01978196

UNITED

You Are Invited OPEN HOUSE



714.306.3505

TEAMREGALASSOCIATES1@GMAIL.COM

OFFERED AT \$1,349,000

16309 RAINBOW RIDGE RD, CHINO HILLS 91709

ALEX RODRIGUEZ

DRE# 01145423

MARITZA WILLIAMS

DRE# 01916092

JUAN BARRAZA

TEAM ISA

THIS PROPERTY IS NESTLED IN THE DESIRABLE AREA OF WESTERN HILL OAKS. IT FEATURES 4 SPACIOUS BEDROOMS, HUGE MASTER BEDROOM W/LARGE CUSTOM WALKIN CLOSET, EXTRA LARGE BATHROOM W/LARGE JACUZZI TUB AND VIEW OF ATRIUM. FORMAL LIVING ROOM W/FIREPLACE, SPACIOUS FAMILY ROOM W/FIREPLACE, FORMAL DINNING ROOM, GOURMET KITCHEN WITH LARGE BREAKFAST AREA, W/CABINETS GALORE. DELIGHT YOURSELF WITH YOUR MORNING COFFEE IN THE PATIO AJACENT TO THE KITCHEN IN TOTAL PRIVACY. BIG LAUNDRY ROOM WITH SINK AND LOTS AND LOTS OF CABINETS. THIS HOME HAS A 3 CAR GARAGE, IT INCLUDES A 30 X 30 LOFT ABOVE GARAGE. LOFT CAN BE USED AS A MEDIA ROOM OR OFFICE. IN BETWEEN WESTERN HILLS GOLF COURSE AND MILANO GOLF COURSE.



JUST LISTED



LOCATION! LOCATION! LOCATION!

5412 SIGNAC CT • CHINO HILLS • CA • 91709



4
BED

3.5
BATH

2,974
SQFT

7,685
SQFT LOT

1997
BUILT



Melissa Cheng

REALTOR/ NATIONWIDE TOP 10% PRODUCER/ 美国柯威地产国际钻石奖
COLDWELL BANKER INTERNATIONAL DIAMOND SOCIETY AWARD

626.374.3781

melissachengrealtor@gmail.com

DRE# 01953253

www.melissachenghome.com



COLDWELL BANKER
DYNASTY

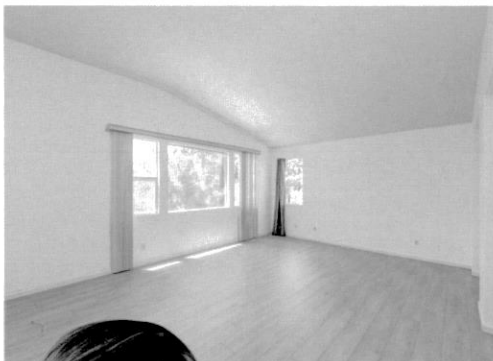


9228 Las Tunas Drive, Temple City CA 91780

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5412 SIGNAC COURT
CHINO HILLS • CA • 91709
CMLS# AR22132153

\$1,120,000



Location ! Location ! Location ! This great 'SOLAR POWERED' home is located in one of the highly sought after neighborhoods of Chino Hills and is walking distance to Chino Hills High School. It is close to freeway 71 and the shopping plaza. This 2 story home has been greatly cared for and is packed. The kitchen has a dishwasher, oven, gas stove, refrigerator, and tons of counter and cabinet space for the pickiest chef. The ceramic tile counter tops and center island make the kitchen open and inviting for those that love to entertain. The staircase leading to the loft and upstairs bedrooms is impressive. This home features an open floor plan with a beautiful living room with bright vaulted ceilings and several large bay windows that light up the entire house. The adjacent formal dining room gives this home plenty of living spaces. With 4 bedrooms and 3.5 bathrooms also a bonus room downstairs. The master suite with a retreat has plenty of space for a California King bedroom set. A large Jack and Jill bathroom connects two of the large bedrooms. The the last suite has its own private balcony to enjoy. The floor has been recently installed by new laminated wood flooring. The stairs up to second floor has been installed new carpet as well. This house is nicely landscaped and has a large back yard with covered patio and enough gardening space for all of your favorite flowers, fruits, vegetables and spices. Great home for families to live in!



Melissa Cheng

REALTOR/ NATIONWIDE TOP 10% PRODUCER/ 美国柯威地产国际钻石奖
COLDWELL BANKER INTERNATIONAL DIAMOND SOCIETY AWARD

626.374.3781

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DRE# 01953253

www.melissachenghome.com



COLDWELL BANKER
DYNASTY



9228 Las Tunas Drive, Temple City CA 91780

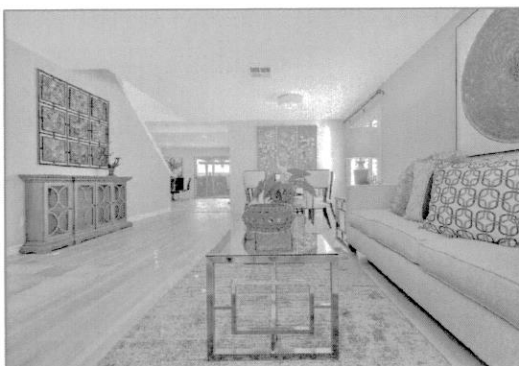
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16433 Misty Hill Dr, Chino Hills, CA

Asking: \$999,998 - 4 Bedrooms - 3 Bathrooms - 2,404 sf - 4,550 sf Lot - Year Built 1999

Upgraded house at gated Los Serranos Ranch. Brand new laminate floor through the upstairs and downstairs. Remodeled gorgeous wood cabinets kitchen with granite counters, large island, gas cooktop with custom exhaust system. Decorated in Neutral tones in the kitchen and living area with lots of natural light.. Oversized Master Suite with extra large walk in closet and storage, plus three additional bedrooms and convenient laundry room upstairs. Situated on a quiet street with one of the few premium lots backing to the hillside, has privacy, no neighbor behind this house. Walking distance to Wickman elementary school. Close to freeway 71 and 91.



Tina Luo

tina778@gmail.com

(909) 595-8777

DRE# 01487929



www.Tina778.com

www.16433mistyhill.com

MLS#



16665 Tourmaline St, Chino Hills
 Saturday, Aug 27th, 2:00pm - 5:00 pm
<http://www.16665tourmaline.com/>

LISTING PRICE: \$1,295,000

4 Bedrooms 3 Bathrooms 3,125 Sqft 6,970 Lot Sqft 2004 Year Built

Situated in a family-friendly neighborhood, this stunning two-story home is perfectly located on a cul-de-sac near HWY 71. Right at your fingertips, property is nestled near great restaurants, shopping, and entertainment. Home offers a spacious living area that has been maintained, tile and laminated flooring, freshly painted, with a large deck and views that set an ambiance that's perfect for the whole family to enjoy. BONUS built-in storage cabinets located in the garage! Don't miss your chance to own this incredible home, it's sure to go FAST!

Ray Yenchun Liao

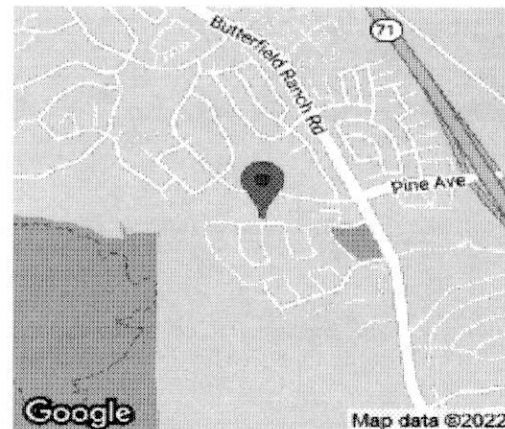
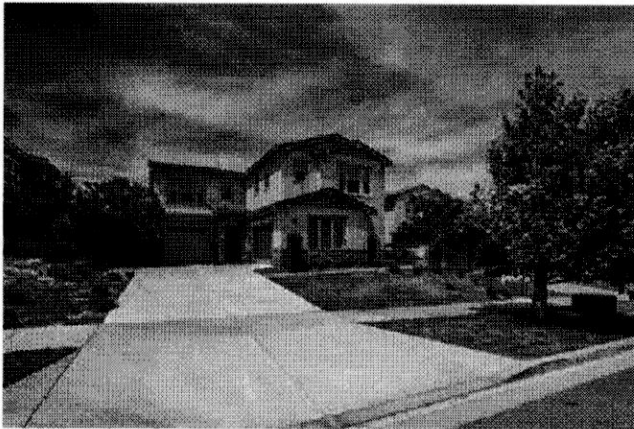
Cell: (626)379-9200

DRE: 01955336

Email: Yenchunl@coldwellbankertopteam.com



**COLDWELL BANKER
 TOP TEAM**

Active • Single Family Residence**\$1,250,000 ↓****5524 Lisboa St • Chino Hills 91709****24 days on the market****4 beds, 3 full baths, 1 partial baths • 2,846 sqft • 7,384 sqft lot • \$439.21/sqft •****Listing ID: TR22161292****Built in 2015****butterfield ranch RD turn to Lisboa st**

Beautiful Home In Chino Hills with a Incredible View of the City and Mountains! Four Spacious Bedrooms Plus a Loft, 3.5 Bathrooms . Open and Spacious Great Room Concept with a Dining Room, Living Room and Spacious Kitchen. The open kitchen is an entertainer's delight with a huge center island and bar seating, tons of cabinet space, and opening up to an adjoining well lit dining area with a picture window. The first level also includes a highly sought-after downstairs bedroom with an ensuite bath. The upgrade wide sliding door open to the back yard. Upstairs is a huge loft that you can easy to convert to a fifth bedroom. The Master bedroom flows to a big size balcony with great view, the master bath is complete with a tub, walk-in shower and dual vanities. A separate laundry room provides plenty of storage with extra cabinets, shelving, countertops, and even a sink. Beautiful landscaping at the wide view backyard . 3 Cars garage with a long and private drive way .This is an absolute must-see home, so schedule your tour while it's still available! Seller motivated to sell!

Facts & Features

- Listed On 07/21/2022
- Original List Price of \$1,300,000
- Levels: Two
- 3 Garage spaces/Attached Garage
- 3 Total parking spaces
- Assessments: Special Assessments
- \$2,560 (Estimated)
- Laundry: Individual Room, Upper Level
- Cooling: Central Air
- Heating: Central
- View: Mountain(s), Neighborhood

Interior

- Rooms: Family Room, Kitchen, Loft, Main Floor Bedroom, Walk-In Closet, Walk-In Pantry

Exterior

- Lot Features: 0-1 Unit/Acre, Sprinkler System
- Sewer: Public Sewer

Additional Information

- Standard sale
- \$260 HOA dues Monthly
- Chino Valley Unified School District
- 682 - Chino Hills area
- San Bernardino County
- Parcel # 1033401010000

Wei Lu

State License #: 02136142
No Contact Info Selected

Harvest Realty Development

State License #: 01964500
50 N. Hill Ave #301
Pasadena, 91106



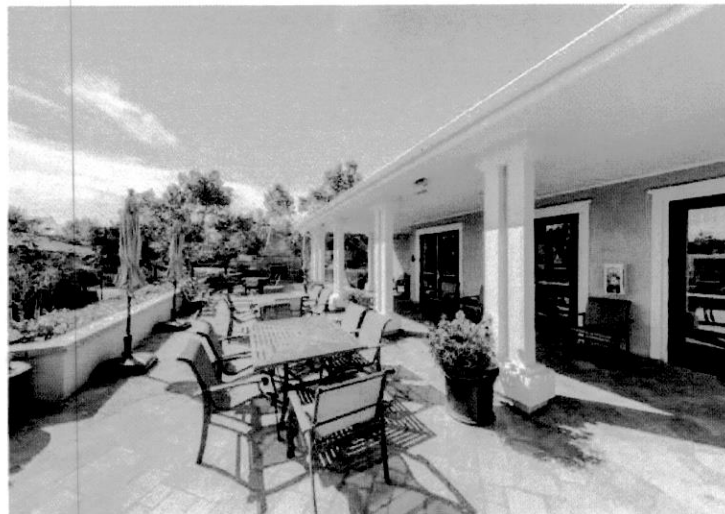
14533 MONET DR • EASTVALE

Stunning move in ready 2 story home with paid off solar in the gated Enclave community of Eastvale by KB homes. Walk into large living room with a bedroom and full bath downstairs. Open floor family room with kitchen, huge island and granite countertops. Upstairs walk into a open game room with three guest bedrooms. the master bedroom and bathroom with separate shower and bath. Great location walk to shopping with the 15, 91, 60 and 10 freeways close and Gated complex with a junior olympic sized swimming pool, wading pool, Basketball court, Kids tot play areas, five parks with picnic areas and clubhouse with barbecue areas! Schedule your showing today!

- 5 Bedrooms • 5 Bathrooms
- Living Area: 3,610 sq. ft. • Lot Size: 6,970 sq. ft. • Year Built: 2013

Offered At \$1,080,000

All information deemed reliable, but not guaranteed.



IVY WANG

REALTOR

949-228-2458

ivy0609@gmail.com

CalDRE# 01992273



9139 Las Tunas Dr, Temple City, CA 91780



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THE GATED ENCLAVE COMMUNITY OF EASTVALE

14533 MONET DR • EASTVALE





Mediterranean, Single Family Residence - Eastvale, CA

6395 Mulan Street, Eastvale



Beautiful Eastvale home offers over 3,400 square feet of living space including 4 bedrooms and 3 bathrooms. The open floor plan is ideal for family gatherings! Upgrades including but not limited to shutters throughout, Recessed lighting, ceiling fans, central vacuum system, Nest thermostat, Ring doorbell. Upon entry, you are greeted with bamboo wood flooring throughout the whole house, formal living room and dining room, one bedroom downstairs and a full bath. Kitchen includes Caesar stone counters, plenty of cabinets, stainless steel appliances and a large island. It opens up to an oversized family room with a fireplace. A dual pane sliding glass door leads you to the large back yard with an outdoor BBQ Palapa. Upstairs you will find a loft area, 2 additional bedrooms, and the master suite with a retreat. The master suite features his and hers walk-in closet, large

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Realty Masters
& Associates

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Luciano Olivo
Home Loan Consultant
508417



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Caliber Home Loans

3990 Concourse St 300
Ontario CA 91764

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate	VA Fixed Rate
Sales Price	\$899,000	\$899,000	\$899,000	\$899,000
% Down	28.01%	20.00%	10.00%	0.00%
First Loan	\$647,190	\$719,200	\$809,100	\$919,677
Term	30 Years	30 Years	30 Years	30 Years
Rate	5.250%	5.375%	5.875%	5.990%
APR*	5.355%	5.475%	5.974%	6.366%

CASH TO CLOSE

Down Payment	\$251,810	\$179,800	\$89,900	\$0
Closing Costs	\$6,939	\$7,155	\$7,425	\$13,136
Prepays/Impounds	\$11,054	\$10,340	\$11,611	\$11,921
Total \$ Required	\$269,803	\$197,295	\$108,936	\$25,057

HOUSING EXPENSE

First Loan P & I	\$3,574	\$4,027	\$4,786	\$5,508
Taxes, Ins & MI	\$1,311	\$1,160	\$1,311	\$1,311
Total Monthly Pmt	\$4,885	\$5,187	\$6,097	\$6,819

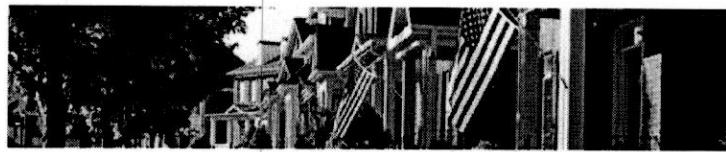
*APR = Annual Percentage Rate



This is informational only and should not be relied upon by you. Realty Masters & Associates is not a mortgage lender. Contact Caliber Home Loans 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 qualification. Rates and fees are subject to change without notice. Cash reserves may be required for some conventional loans.



Kathy (Xiangxia) Cheng
 Cell: 626-689-1067
 kathyccx74@gmail.com
 State Lic: 02172402



Active • Condominium

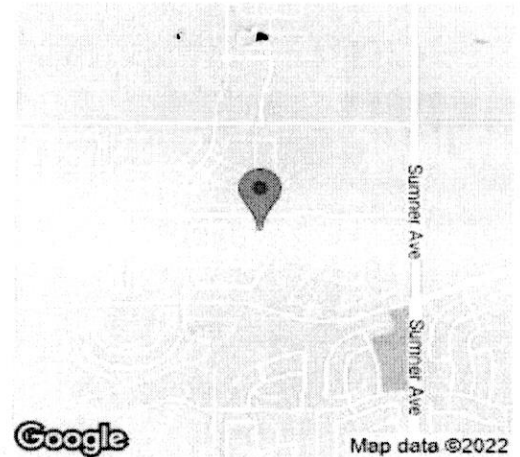
\$668,000

3222 E Butterfly Ln Ontario 91762

1 days on the market

3 beds, 3 full baths • 1,993 sqft • 799 acre(s) lot • \$335.17/sqft • Built in 2019

Listing ID: TR22187465



Google

Map data ©2022

Welcome to this beautiful home nestled within the Ontario Ranch community. The home features 1,993 sq ft, configured in a 3 bed 3 bath with a loft. A beautiful large kitchen with quartz countertop, stainless steel appliances and an oversized island, and gracious open and bright living spaces. One bedroom and full bathroom can be found downstairs, perfect for guest visits. The second floor with a loft, office room, laundry room, and additional store room. private master bedroom with walk-in closet, ensuite bath that comes with tub, separate shower plus his and hers separate sink and vanity. The spacious third bedroom has a spacious closet and bathroom beside it. The attached two car garage has smart lighting. In addition to the charming home, this community boasts numerous amenities. Such the Park House community home featuring a full size gym, basketball courts, tennis courts, swimming pool, theater room, business room etc. So you must see the dream house!!

DETAILS

- Listed On 08/22/2022
- Levels: Two
- \$190 HOA dues Monthly
- Standard sale
- 2 Garage spaces/Attached Garage
- Assessments: Special Assessments
- \$4,505 (Estimated)
- Pool: Association
- Patio Features: Front Porch
- Cooling: Central Air, High Efficiency
- Heating: Central, Fireplace(s)
- Chaffey Joint Union High School District

Presented By

Xiangxia Cheng

State License #: 02172402

Direct Ph: 626 689 1067

**Harvest Realty
Development**

State License #: 01964500

50 N. Hill Ave #301

Pasadena, 91106

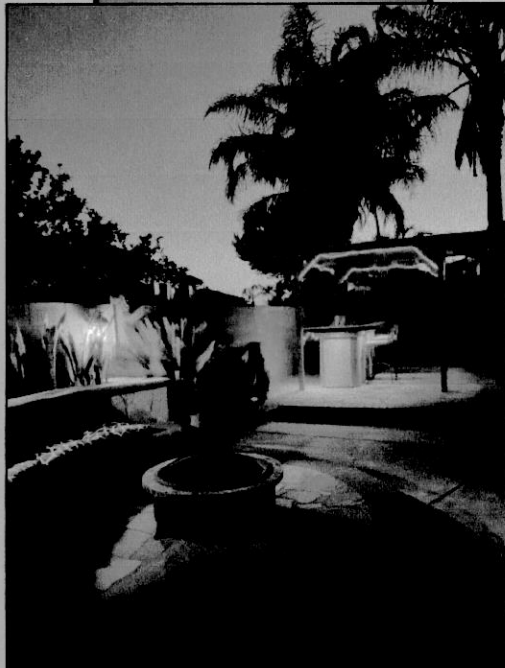
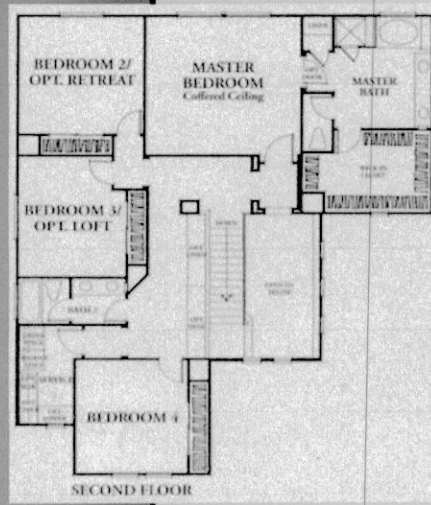
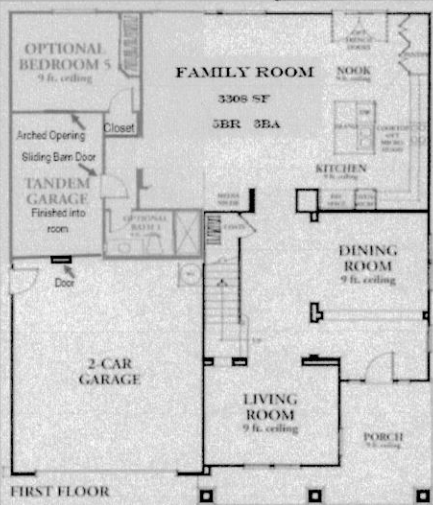
CUSTOMER FLYER Residential

LISTING ID: TR22187465

Printed: 08/26/2022 10:26:03 PM

Live Your Dream

6344 Kaisha Street, Eastvale



- ~ 3308 Square Feet
- ~ 4 Bedrooms plus Theater Room
- ~ 3 Bathrooms
- ~ Formal Living Room
- ~ Formal Dining Room
- ~ Downstairs Guest Suite
- ~ Custom Tile and Laminate flooring
- ~ Extensive Hardscaping featuring flagstone with brick accenting
- ~ Large open island kitchen
- ~ Granite counter & full backsplash
- ~ Stainless Steel Appliances
- ~ Dual Oven
- ~ Lots of storage
- ~ Built in office features in loft
- ~ Huge Custom Walk in closet
- ~ Entertainment low maintenance Patio
- ~ Covered Island BBQ kitchen
- ~ Mature Sago Palms
- ~ Fire Pit
- ~ Waterfall
- ~ No HOA



Presented by



Elise Timpe

DRE #01215071

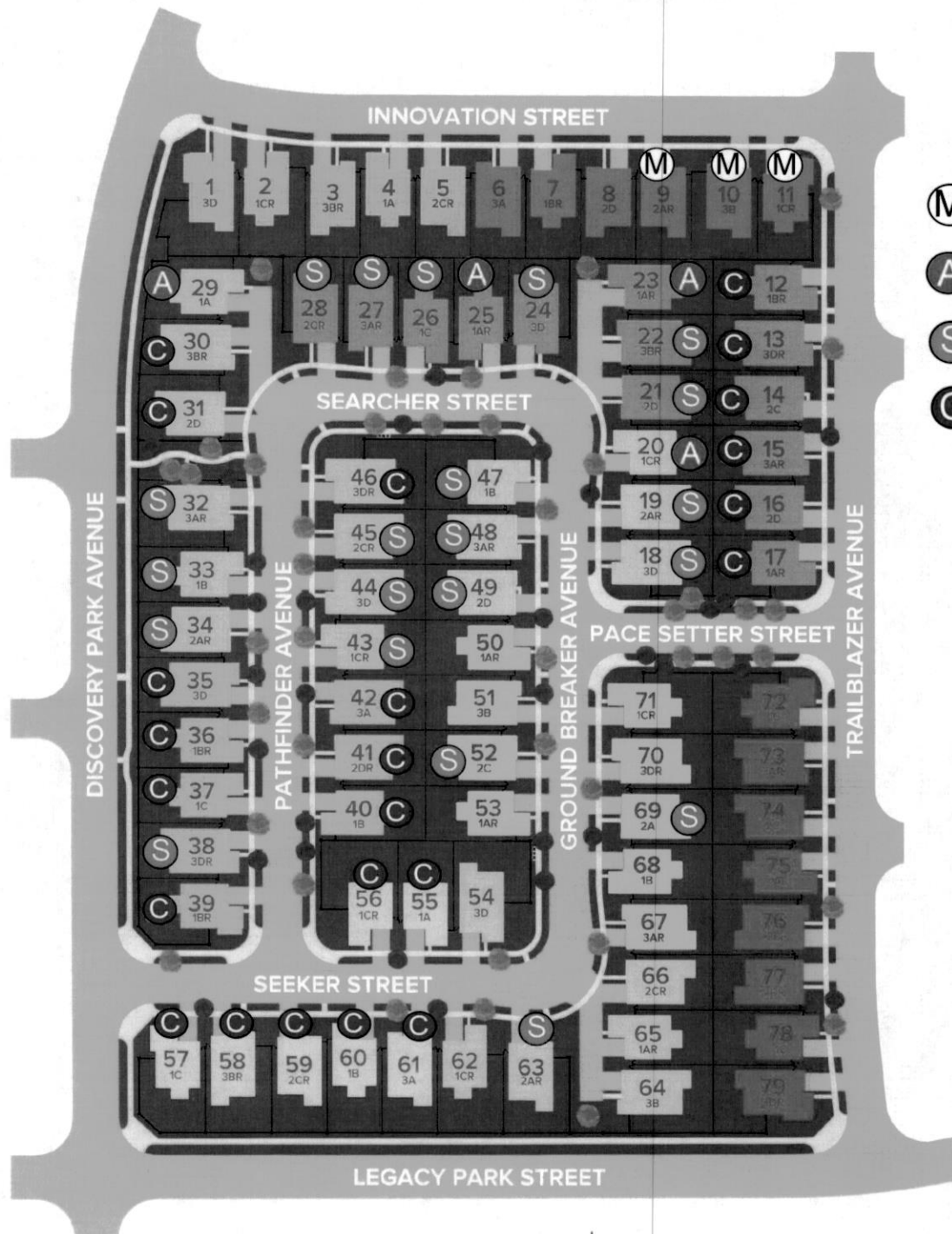
951-500-8969



Greenway at The Preserve

SITE PLAN

Updated: 08.19.22



- (M) MODEL
- (A) AVAILABLE
- (S) SOLD
- (C) CLOSED



LEGEND

- MODELS/BO
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8
- PHASE 9
- PHASE 10



CenturyCommunities.com



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GREENWAY AT THE PRESERVE AT CHINO

Sales Center: 8755 Innovation St. Chino, Ca 91708
909-667-7670

Community Information

Greenway's three stunning floorplans from approximately 2,726 up to 3,346 square feet of living space with 5 bedrooms, 3-4.5 baths, 3 car -bay garages. Upscale included features such as Quartz kitchen countertops, full height tile backsplash, luxury vinyl plank flooring, 42" white therma-a-foil cabinets, Stainless Steel appliances, walk-in pantry, pre-plotted electrical packages, Century Connect Smart House amenities, energy saving features and 9-foot ceilings on main and second floor. All homes will have solar included which can either be leased or purchased through Sunrun.

HOMEOWNERS ASSOCIATION DUES

Homeowners will enjoy resort style living at The Preserves —Chino's popular planned community—you'll enjoy access to 3 recreation centers (Parkhouse, Gardenhouse, and Meadowhouse), which include 2 fitness centers, 3 pools/spas, sports courts, multiple dog parks, a community garden, trails, and parks (including the brand-new Discovery Park which is located across from Green way community)!

TAXES

Tax Rate: 1.1074% \ \$5,803 combined CFD's (approximated)

Estimated Range of Assessments:

Community Assessment: \$42.65 to \$59.60

Maintenance Corporation Range: \$59.60 to \$79.20

SCHOOLS

RATING #7 Cal Aero Preserve Academy (K through 8th) 15850 Main Street, Chino (909) 606-8531

RATING #8 Chino Hills High School (9th through 12th) 16150 Pomona Rincon Road (909) 606-7540

For additional school information & school enrollment information, contact Chino Valley Unified School District at: <https://www.chino.k12.ca.us/>

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Tony Membiela | DRE 01099492 | 714-865-4349 Tony.Membiela@centurycommunities.com
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HOT DEALS + HOT HOMES =
The Perfect Time to Buy!

Featured Available Homes at Greenway

ADDRESS	PLAN	BED/BATH/BAY	SQ. FT.	PRICE
8728 Searcher St Chino, Ca.91708 #25	1AR Spanish	5/3/3	2,726	\$1,049,854
16525 Groundbreaker Chino, Ca.91708 #20	1CR Cottage	5/3/3	2,726	\$1,039,469
16525 Groundbreaker Chino, Ca.91708 #23	1AR Cottage	5/3/3	2,726	\$1,035,685
16525 Groundbreaker Chino, Ca.91708 #29	1A Cottage	5/3/3	2,726	\$1,025,685

Through 8/31, purchase a home
with a **PURPLE TAG** and receive up to
\$15,000 TOWARDS CLOSING COSTS*

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