

22731 La Vina Dr, Mission Viejo 92691

STATUS: **Active**

LIST PRICE: **\$819,900** ↓

exit off 405 on Baker Road 1b exit , south of trabuco rd



BED / BATH: **2/2,0,0**
 SQFT(src): **1,529 (A)**
 PRICE PER SQFT: **\$536.23**
 LOT(src): **4,750/0.109 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1970 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **34/34**
 SLC: **Notice Of Default**
 PARCEL #: **81101303**
 LISTING ID: **SB23032802**

Recent: **03/29/2023 : PRC CHG : \$849,999->\$819,900**

Submit Offer

DESCRIPTION

Price reduction!!!! Must close in 15 days. Great opportunity to own a Mission Viejo Home in a great neighborhood with a great potential!! Bring your offer. This home is priced to sell!! Property features 2 Bedrooms and 2 Baths. Close to all conveniences, shopping , schools, transportation and 5 FWY. Property has a back patio and Jaccuzzi for the hot summer days. Seller very motivated, he will entertain all reasonable offers.

EXCLUSIONS:

INCLUSIONS:

AREA: **MN - Mission Viejo North**
 SUBDIVISION: **Monte Viejo (MV)/Monte Viejo (MV)**
 COUNTY: **Orange**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$899,999**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **In Garage**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

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

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Unknown**

LOT: **0-1 Unit/Acre**
 POOL: **None**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

WALK SCORE:

POWER PRODUCTIONPOWER PRODUCTION: **No** GREEN VERIFICATION: **No****COMMUNITY**

HOA FEE: \$0	HOA NAME:	HOA PHONE:	# OF UNITS: 1
HOA FEE 2:	HOA NAME 2:	HOA PHONE 2:	# UNITS IN COMMUNITY:
HOA FEE 3:	HOA NAME 3:	HOA PHONE 3:	STORIES TOTAL: 1
COMMUNITY: Suburban	HOA AMENITIES:		
HOA MANAGEMENT NAME:			
HOA MANAGEMENT NAME 2:			
HOA MANAGEMENT NAME 3:			

LAND

LAND LEASE?: No	LAND LEASE AMOUNT:	UTILITIES:	TAX LOT: 11
PARCEL #: 81101303	LAND LEASE AMT FREQ:	ELECTRIC:	TAX BLOCK:
ADDITIONAL APN(s): No	LAND LEASE PURCH?:	WATER SOURCE: Public	TAX TRACT #: 7107
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING: R1
		ASSESSMENTS: Unknown	TAX OTHER ASSESSMENT: \$20
			TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Other	ELEMENTARY:	MIDDLE/JR HIGH:	HIGH SCHOOL:
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:

LISTING

BAC: **3%**
 BAC RMRKS:
 DUAL/VARI COMP?: **No**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?:
 CONTINGENCY LIST:

TERMS: **Cash to New Loan**
 LIST AGRMT: **Exclusive Right To Sell**
 LIST SERVICE: **Full Service**
 AD NUMBER:
 DISCLOSURES:
 INTERNET, AVM?/COMM?: **Yes/Yes**
 INTERNET?/ADDRESS?: **Yes/Yes**
 NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **02/26/23**
 START SHOWING DATE:
 ON MARKET DATE: **02/27/23**
 PRICE CHG TIMESTAMP: **03/29/23**
 STATUS CHG TIMESTAMP: **02/27/23**
 MOD TIMESTAMP: **03/29/23**
 EXPIRED DATE:
 PURCH CONTRACT DATE:
 ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME:
 SHOW CONTACT PH:
 SHOW INSTRUCTIONS: **by appointment and or subject to interior**
 DIRECTIONS: **exit off 405 on Baker Road 1b exit , south of trabuco rd**

LOCK BOX LOCATION: **none**
 LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:

AGENT / OFFICE

LA: (**SBTOMILUP**) **Lupe Tomicic**
 CoLA:
 LO: (**SB1290410**) **Excellence RE Real Estate Inc.**
 LO PHONE: **562-948-4553**
 CoLO:
 CoLO PHONE:

LA State License: **01021238**
 CoLA State License:
 LO State License: **01914184**
 LO FAX:
 CoLO State License:
 CoLO FAX:
 Offers Email: **lupesproperties@gmail.com**

CONTACT PRIORITY

1.LA CELL: **310-612-7586**
 2.LA DIRECT: **310-612-7586**
 3.LA PAGER:
 4.LA FAX:
 5.LA VOICEMAIL:
 6.LA EMAIL: **lupesproperties@gmail.com**

AGENT FULL: Residential LISTING ID: SB23032802

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