



Derrick Ruiz

Probate and Trust Realtor

Inherited property expert

Celebrating 32 years in Real Estate!

617 W GLEASON ST
MONTEREY PARK, CA 91754

3
Beds

Baths 1.75
(1F 1T 0H 0Q)

1,683/VN
Sqft

Single Family
SP \$375,000



Area	400 Monterey Park
Subdivision	
List Price Per Sqft	\$237.08
Lot Size	5,268/VN
HOA 1&2	\$0.00(N/A)
MLS#	13-658915
APN	5266-008-034

Directions: 60 freeway to Atlantic to Right on Riggins left on Gleason

Remarks: PROBATE FIXER UPPER family home in nice Monterey Park neighborhood ready for your contractor or rehab investor!. Originally 3+1.75, previous owner added a huge family room with permits. Family room has vaulted beam ceilings with a wet bar and lots of storage. 2 car detached garage. Covered patio in rear off of the family room, good for BBQ's and parties. Laundry room. See private remarks for more info on the probate. Court date is scheduled for June 27, 2013 at the Downtown Court at 8:30am Department 5. Minimum overbid is \$394,250. Must bring a cashier's check for \$39,425.

Agent Remarks: Property is a fixer and sold As-Is with no repairs made by seller. The property is subject to court overbid at the L.A. Superior Court with commission split between listing broker and successful bidding broker only. 10% deposit required. Make offer, anything deemed acceptable by seller will be considered. NO CONTINGENCIES ALLOWED ON THIS SALE.

Showing Remarks: PLEASE EMAIL ME WITH YOUR CLIENT'S NAME, YOUR LIC NUMBER, AND CONTACT INFO FOR COMBO TO THE LOCKBOX. Thanks.

Structure Info	Land/Lot Info	Contract Info	DOM 27
Year Built/Source	1947	List Date	03-19-2013
View	No	List Price	\$399,000
Stories	1	Orig List Price	\$399,000
Guest House	N/A	Status Date	08-05-2013
PUD		Sale Type	Probate
Sewer		Court Approval	Yes
Style	Traditional	CSO	2.5%
		Listing Type	Probate
		Disclosure	As Is, City Inspection Required, Court Approval Required, Probate

Community/Development	Parking Details	Sale/Sold Info
Tax Mello Roos	Parking Type	Contract Date
Complex/Assoc Name	Garage - 2 Car, Garage Is Detached	Sold Date
Assoc Amenities	Total Spaces	Sold Price
Assoc Fees Include	Covered Spaces	Sale Terms
Assoc Pet Rules	Uncovered Spaces	Sold Price/SqFt
Community Features	Garage Spaces	SP/LP
	Carport Spaces	

Interior Features	Exterior Features
# Fireplaces/Details	Pool
Furnished	Spa
AC/Cooling	Tennis/Courts
Heating	Roofing
Flooring	Fence
Equip/Apppl	Laundry

Derrick Ruiz eXp Realty of California Inc LA1 CalBRE#: 00919713	Derrick Ruiz eXp Realty of California Inc SA1 CalBRE#: 00919713
Phone / Cell	p: 424-240-9319 / c: 310-308-3174
Email	derrick.ruiz@eXpRealty.com
Office Phone	888-584-9427

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2017 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713