



James Frangella | DRE#: 01062212

Broker - James Frangella Real Estate
Coastal Property Specialist

Office: 831.521.2099

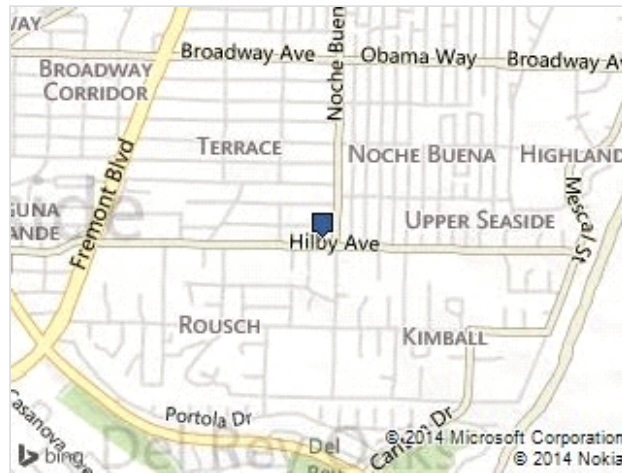
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Residential Agent Full



General Property Information

1281 HILBY AVENUE, SEASIDE 93955
 Class: Single Family Residential
 Area: (103) Lower Broadway
 County: MONTEREY COUNTY
 Complex:
 Beds: 2 Baths: 1 (1/0)
 Approx SqFt: 697 (Assessor)
 Approx Lot: 2,500 Sqft (Assessor)
 Built/Age: 1961 (Assessor)/53
 Parcel #: 012-343-015
 Zone: R1 Unit/Bldg: --/--
 Unincorp: No CityLimits: Yes
 Tract: DMH
 MLS City: Seaside/Former Fort Ord/Sand City
 List Info: Not Applicable / Not Disclosed
 Comm: 2.5% Standard
 List Agree: Exclusive Right to Sell(ER), Full Service
 Remarks: Take a deep breath before opening the front door of this cutie. The interior is truly breath-taking. "What a lovely & darling home", you'll say as you gasp for more air. This cozy & snugly little thing has nearly new electrical & plumbing, new windows, new bath, refinished wood floors & finished 1-car garage. Lot size is just right for those not wanting to spend weekends pulling weeds & watering.

Status: Active
 Orig Price: \$298,900
 List Price: \$298,900
 MLS #: 81423951
 List: 07/07/2014
 Original: 07/07/2014
 Sale:
 COE:
 Expires: 10/08/2014
 Off Mrkt:
 DOM: 0
 Green doc: No
 Walk Score: [58](#)
 Trnsf Tx: No
 Cur Rent:

Builder:

Private:

If this isn't the best deal & prettiest little home in Seaside today, then I'll eat crow. But I'm not worried since I just know you'll be hard-pressed to prove me wrong. Just for the record, new house number is 1281 & approved by the city/fire department/county. Access to garage is from city's right-of-way easement between Hilby & Harcourt. Click on DocCentral Disclosure icon for some reports.

Map

X-street: Noche Buena
 Barclay:
 Thomas: 82/A4
 Direct: GPS & Map apps work very well.

Management Info

HOA Fee:
 HOA Nm:
 HOA Ph:

Schools/Districts

Elem: /Monterey Peninsula Unified
 Middle:
 High: /Monterey Peninsula Unified

Showing Information:

Owner: KRISTL
 Add'l Owner:
 Occupy By: Vacant Phone:
 Instruction: Go Direct, Supra iBox Bluetooth

Tour Infomation

Tour 1: 07/09/2014 Assoc 1: MCAR - Monterey
 Tour 2: Assoc 2:
 Original: 07/09/2014
 Remarks: Come & see this darling home AND watch me cut my hair! Not to be missed!

Openhouse

Date: 7/12/2014 Time: 2:00 PM-4:00 PM Host: James Frangella

Public Remarks:

Some of the remarks I'm hearing: "Cute, pretty, cozy, snugly, charming, lovely" & best of all: "What a great price!"

Features

Amenities: Double Pane Windows, Gas Hookup in Kitchen, Gas Hookup in Laundry Area, Gas Water Heater, 220 Volts in Laundry Area, Cable TV Available
 Bathroom: , 1 Shower over Tub, No Stall Shower, 1 Tub

Bedroom: Ground Floor Bedroom
 Cooling: No Cooling
 Heating: Wall Furnace, Electric Heat, Gas Heat
 Fam Room: No Family Room
 Form Din: No Formal Dining Area
 Inform Din: Breakfast Bar
 Fireplace: Fireplace in Living Room, Wood Burning Fireplace
 Flooring: Tile, Hardwood
 Special:
 Style: Cottage/Bungalow
 Stories: 1 Story
 Type: Detached Single Family
 View: Neighborhood View
 Energy Feat: Low-Flow Toilet(s)
 Insulation: Insulation Unknown
 List Incl: 1 Dishwasher, Disposal, Free Standing Range/Oven, Microwave Oven
 Oth/Addl: Laundry Area - Garage
 Exterior: Stucco Exterior
 Foundation: Concrete Perimeter
 Garage/PK: Attached, 1 Car Garage, Off Street Parking
 Horse:
 Lot Desc: Level Lot
 Pool Desc:
 Pool Optns:
 Roof: Shingle Roof, Composition Roof
 Sewer: Sewer in & Connected
 Spa/Sauna:
 Water: City/Public Water
 Yard/Grnd: Patio

Financial Information

1st Loan: No First Loan
 2nd Loan:
 3rd Loan:
 New Terms: FHA Possible, All Cash or Conventional, VA Possible, CAL-VET Possible
 Total Loan: Csh Assm:
 Mnthly Pay: Possession: Possession COE

Documents and Disclosures

Documents: Earthquake Disclosure, Geological/Flood Report, Pest Control Report, Preliminary Title Report, Real Estate Transfer Disclosure Statement
 Hazard: Flood Zone-See Report, Fault Zone-See Report
 Special: , No Home Warranty
 Link: <http://www.jackrealestate.biz>

Contact Information

List Agent: [James Frangella](#)
 LA Lic #: 01062212
 List Office: [JACK Real Estate](#)
 Pref Ph: 831-521-2099 Pref Fax: 831-887-3817
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 Office Ph: 831-521-2099 Office Fax: 831-887-3817

Property History

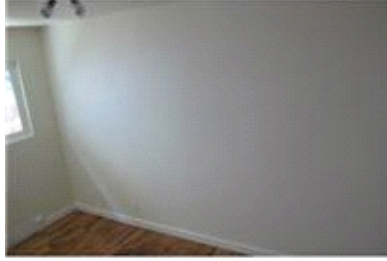
Click Arrow for Property History

MLS #	Change Date	Type	Old Value	New Value	Broker Code	List / Sell Office
81423951	07/07/2014	Status		A	JCKRE.1	JACK Real Estate
81423951	07/07/2014	List \$		\$298,900	JCKRE.1	JACK Real Estate
81325839	01/24/2014	Status	PN	S	M2437.1	James M. Frangella, Broker
81325839	01/24/2014	Sale \$		\$222,000	RWPA.1	Realty World-Premier Associates
81325839	12/16/2013	Status	A	PN	RWPA.1	Realty World-Premier Associates
81325839	11/18/2013	Status	E	A	RWPA.1	Realty World-Premier Associates
81325839	11/15/2013	Status	A	E	RWPA.1	Realty World-Premier Associates
81325839	10/22/2013	List \$	\$249,900	\$229,900	RWPA.1	Realty World-Premier Associates
81325839	09/19/2013	List \$	\$261,000	\$249,900	RWPA.1	Realty World-Premier Associates
81325839	08/18/2013	List \$	\$289,000	\$261,000	RWPA.1	Realty World-Premier Associates
81325839	07/17/2013	Status		A	RWPA.1	Realty World-Premier Associates
81325839	07/17/2013	List \$		\$289,000	RWPA.1	Realty World-Premier Associates

Additional Photos

Click Arrow for Photos





The above information is deemed to be accurate but not guaranteed.