

# Residential Agent Full

## General Property Information

1801 LUZERN STREET, SEASIDE 93955  
Class: Single Family Residential  
Area: Mid Broadway (104)  
County: MONTEREY COUNTY  
Complex:  
Beds: 3 Baths: 2 (1/1)  
Approx SqFt: 1,180 (Seller (Unverified))  
Approx Lot: 3,700 Sqft (Assessor)  
Built/Age: 1960(Assessor)/52  
Parcel #: 012-781-004  
Zone: R1 Unit/Bldg: --/--  
Unincorp: No CityLimits: Yes  
Tract:  
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), Entry Only  
Remarks: Every once in awhile, a house hits the market & everyone wants to see what the fuss is all about. Sparkling newly refinished hardwood floors, all wood cabinets, new appliances, new roof, new fireplace insert, finished garage & bay views (sort of) to boot too! Glass slider off the 2nd bedroom for relaxing on the deck to sip morning coffee. To top it all off, that perfect rec room is truly a bonus.  
Private: Offer must be submitted as separate PDF's to jamesfrangella@gmail.com & please include preapproval letter, POF & copy of EMD with RPA & AD. Don't need all the other stuff at this point. However if you want to include a warm, fuzzy letter about the buyer's kids & pets, that's OK too. Go to www.jamesfrangella.com/luzern for info & reports. Thanks Mark for one smooth transaction.

Map  
X-street: San Pablo Ave  
Barclay:  
Thomas: 1134/G1  
Direct: Type in address into your map app or GPS or whatever and follow the directions.  
Showing Information:  
Owner: Kristl  
Add'l Owner:  
Occupy By: Vacant Phone:  
Instruction: Go Direct, Supra iBox Bluetooth

Management Info  
HOA Fee:  
HOA Nm:  
HOA Ph:

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

Tour Information  
Tour 1: 09/26/2012 Assoc 1: MCAR - Monterey  
Tour 2: Assoc 2:  
Original: 09/26/2012  
Remarks: Hidden Halloween \$urprises! Don't miss if you like money!

Status: Sold  
Orig Price: \$329,000  
List Price: \$319,000  
Sale Price: \$309,000  
MLS #: 81235050  
List: 09/22/2012  
Original: 09/22/2012  
Sale: 11/09/2012  
COE: 12/14/2012  
Expires: 12/22/2012  
LOEscrow 35  
FinType: Conventional -- New 1st Loan  
Off Mrkt: 48  
Green doc: No  
Walk Score: 42  
Trnsf Tx: No  
Cur Rent:

## 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: 1 Master Bedroom Suite  
Cooling: No Cooling  
Heating: Natural Gas, Central Forced Air Heat  
Fam Room: No Family Room  
Form Din: No Formal Dining Area  
Inform Din: Eat in Kitchen  
Fireplace: Fireplace in Living Room, Wood Burning Fireplace, Fireplace Insert  
Flooring: Tile, Hardwood  
Special:  
Style: Ranch  
Stories: 1 Story  
Type: Detached Single Family  
View: Bay View  
Energy Feat: Low-Flow Shower Head(s), Low-Flow Toilet(s)  
Insulation: Insulation Unknown  
List Incl: Cooktop Range, 1 Refrigerator, Microwave Oven, Built-In Oven  
Oth/Addl: Laundry Area - Garage, Recreation Room

Exterior: Wood Exterior, Stucco Exterior  
Foundation: Concrete Perimeter  
Garage/Pk: Attached, 1 Car Garage  
Horse:  
Lot Desc: Corner 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  
Total Loan: Csh Assm:  
Mnthly Pay: Possession: Possession COE

## Documents and Disclosures

Documents: Pest Control Report, Preliminary Title Report  
Hazard: Yes-Flood Zone, Fault Zone-See Report  
Special: , No Home Warranty  
Link:

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Contact Information

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List Agent: [James Frangella](#)  
LA DRE(s): 01062212  
List Office: [JACK Real Estate](#)  
Sell Agent: [Mark Capito \(00797423\)](#)  
Sell Office: [Sotheby's-Clocktower](#)

Pref Ph: 831-521-2099    Pref Fax: 831-887-3817  
Email: [jamesfrangella@gmail.com](mailto:jamesfrangella@gmail.com)  
Office Ph: 831-521-2099    Office Fax: 831-887-3817  
Pref Ph: 831-915-9927    Pref Fax: 831-624-1651  
Office Ph: 831-624-1566    Office Fax: 831-624-1651

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Property History

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Click Arrow for Property History

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Additional Photos

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