

# 1051 Site Drive Unit#45, Brea, CA 92821

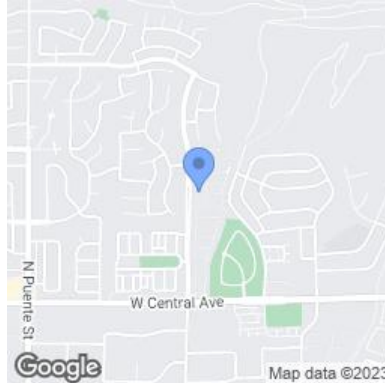
Listing

**1051 Site Dr # 45, Brea 92821**

STATUS: **Closed**

LIST/CLOSE: **\$190,000**  
/**\$175,000** ↓

If you enter off Central when you get to the pool turn left, then turn right on last street.



BED / BATH: **3/2,0,0,0**  
 SQFT(src): **1,512 (E)**  
 PRICE PER SQFT: **\$115.74**  
 LOT(src): **1,414,481/32.472 (A)**  
 LEVELS: **One**  
 GARAGE: **0**  
 YEAR BLT(src): **2005 (EST)**  
 BODY TYPE: **Double Wide**  
 DOM / CDOM: **33/33**  
 SLC: **Standard**  
 PARCEL #: **89177045**  
 LISTING ID: **PW23097069**

Recent: **09/09/2023 : SOLD : U->S**

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## DESCRIPTION

**MUST SALE- This Beautiful 3 bedroom 2 bathroom home is located in a highly desired neighborhood of Crestmont Mobile Home Estates. When you enter the home you will be greeted by cathedral ceilings and lots of natural light. This home as a wonderful open feeling. It features a large kitchen, a dining area, 3 bedrooms and 2 bathrooms. The community is well maintained with a clubhouse, pool and Jacuzzi. Brea is well known for its award-winning schools, wonderful parks and great shopping. A must see !!**

EXCLUSIONS: **Master Bedroom Curtains**

INCLUSIONS:

AREA: **86 - Brea**  
 SUBDIVISION: /  
 COUNTY: **Orange**  
 55+: **No**  
 PETS ALLOWED: **Breed Restrictions**  
 MANAGEMENT CO.: **Bill/Jerri**  
 MANAGEMENT CO. PH: **714-529-4131**  
 MANAGER APPROVAL?: **Yes**

LIST \$ ORIG.: **\$190,000**  
 PARKING: **Carport, Covered**  
 PARK NAME: **Crestmont Mobile Estate**  
 MOBILE LENGTH: **56**  
 MOBILE WIDTH: **27**  
 MOBILE HOME REMAINS?: **Yes**  
 PROBATE AUTHORITY:

ROOMS: **All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bedroom, Master Bedroom, Walk-In Closet**  
 UTILITIES: **Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**  
 ELECTRIC:  
 WATER SOURCE: **Public**

COOLING: **Central Air**  
 HEATING: **Central**  
 VIEW:  
 WATERFRONT:  
 LAUNDRY: **Individual Room**

## INTERIOR

INTERIOR: **Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Open Floorplan**  
 ACCESSIBILITY:  
 KITCHEN FEATURES:

APPLIANCES: **Dishwasher, Gas Range, Microwave**  
 FLOOR: **Laminate, Vinyl**  
 BATHROOM FEATURES: **Bathtub, Shower, Closet in bathroom, Exhaust fan(s)**

ENTRY/LEVEL: **1/1**

## EXTERIOR

EXTERIOR:  
 FENCING:  
 DIRECTION FACES:

SECURITY:  
 SEWER: **Public Sewer**

LOT: **Close to Clubhouse**  
 POOL: **Community, In Ground**

PATIO: **Front Porch**  
 SPA: **Community, In Ground**

## BUILDING

BUILDER NAME:  
 MAKE: **Skyline**  
 BUILDER MODEL:

DOORS:  
 WINDOWS:  
 SKIRT: **Brick**

ROOFING: **Shingle**  
 FOUNDATION:  
 PROP. CONDITION:

CONSTRUCTION:  
 OTHER STRUCTURES:

## GARAGE AND PARKING

# OF PADS:  
 UNCOVERED SPACES:

ATTACHED GARAGE?:  
 PARKING TOTAL: **2**

GARAGE SPACES: **0**  
 RV PARKING FEE:

CARPORT SPACES: **2**  
 NUMBER OF SHEDS: **1**

## GREEN

GREEN ENERGY GENERATION:  
 WALKSCORE:

GREEN ENERGY EFFICIENT:

GREEN SUSTAINABILITY:

GREEN WATER CONSERVATION:

## POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA FEE: **\$0** HOA NAME: HOA PHONE: HOA AMENITIES:  
 HOA FEE 2: HOA NAME 2: HOA PHONE 2: STORIES TOTAL: **1**  
 HOA FEE 3: HOA NAME 3: HOA PHONE 3:  
 COMMUNITY FEATURES: **Street Lights** HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3:

**SCHOOL**

SCHOOL DISTRICT: **Brea-Olinda Unified** ELEMENTARY: **Mariposa** MIDDLE/JR HIGH: **Brea** HIGH SCHOOL: **Brea Olinda**  
 ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

**SERIALS AND LICENSE**

SERIAL(U): **52656XX** INSIGNIA/LICENSE1: **SW7442** DOH1: **0**  
 SERIAL(X): **5265XXU** INSIGNIA/LICENSE2: **0** DOH2: **0**  
 SERIAL(XX): INSIGNIA/LICENSE3: DOH3:

**LAND**

LAND LEASE?: **Yes** LAND LEASE \$ FREQ.: **Monthly** LOT SIZE DIM: TAX BLOCK:  
 LAND LEASE AMOUNT: **\$1,900.00** ASSESSMENTS: TAX LOT: **0** TAX TRACT #: **0**  
 PARCEL #: **89177045**  
 ADDITIONAL PARCEL(s): **No**

**LISTING****DATES**

B.A. COMPENSATION: **3%** LIST TERMS: **Cash, Cash to New Loan, Conventional** LIST CONTRACT DATE: **06/03/23**  
 BAC REMARKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:  
 DUAL/VARI. COMP?: **No** LIST SERVICE: **Full Service** ON MARKET DATE: **06/03/23**  
 CURRENT FINANCING: AD NUMBER: PRICE CHG TSTP:  
 POSSESSION: **Close Plus 3 Days** DISCLOSURES: STATUS CHG TSTP: **09/09/23**  
 SIGN ON PROPERTY?: **Yes** INTERNET, AVM?/COMM?: **Yes/Yes** MODIFIED TSTP: **09/09/23**  
 POINTS: INTERNET?/ADDRESS?: **Yes/Yes** EXPIRATION DT: **11/03/23**  
 CONTINGENCY LIST: **Standard Contract** NEIGHBORHOOD MARKET REPORT YN?: **Yes** PURCH CONTRACT DATE: **07/06/23**  
**Contingencies** CLOSE DATE: **09/08/23**  
 CONTINGENCY: **You do need Park approval. Please call Managers to schedule appointment to pick up package once offer is accepted.**  
**PRIVATE REMARKS:**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: OCCUPANT TYPE: **Owner**  
 SHOW CONTACT NAME: **Bridgette Pinsky** LOCK BOX DESCRIPTION: **None** OWNER'S NAME:  
 SHOW CONTACT PHONE: **714325-5701**

SHOWING INSTRUCTIONS: **Easy to Show, please call for appointment. Need 2 hour notice.**  
 DIRECTIONS: **If you enter off Central when you get to the pool turn left, then turn right on last street.**

**AGENT / OFFICE****CONTACT PRIORITY**

LA: (**PPINBRI**) **Bridgette Pinsky** LA STATE LIC: **01911138** 1.LA CELL: **714-325-5701**  
 CoLA: CoLA STATE LIC: 2.LA CELL: **714-325-5701**  
 LO: (**PB16196**) **Keller Williams Realty** LO STATE LIC: **01898399** 3.LA CELL: **714-325-5701**  
 LO PHONE: **714-584-2700Ext:0** LO FAX: **714-584-2701** 4.LA FAX: **877-853-3492**  
 CoLO: CoLO STATE LIC: 5.LA VOICEMAIL:  
 CoLO PHONE: CoLO FAX: 6.LA EMAIL: **rpinsky@ix.netcom.com**  
 OFFERS EMAIL:  
**bridgette@pinskysellshomes.com**

**COMPARABLE INFORMATION**

CLOSE PRICE: **\$175,000** BA: (**PWGLOMGER**) **Gerald Glomboske** CoBA: **()** BUYER FINANCING: **Conventional**  
 LIST PRICE: **\$190,000** BO: **T.N.G. Real Estate Consultants** CoBO: CONCESSIONS \$: **\$0**  
 LIST \$ ORIGINAL: **\$190,000** BA STATE LIC: **01949771** CoBA STATE LIC: CONCESSION CMTS: **None**  
 PURCH CONTRACT DT: **07/06/23** BO STATE LIC: **01886242** CoBO STATE LIC: CLOSE DATE: **09/08/23**  
 DOM/CDOM: **33/33**