

Cross Property 360 Property View

2701 Larkspur Avenue, Brea, CA 92821

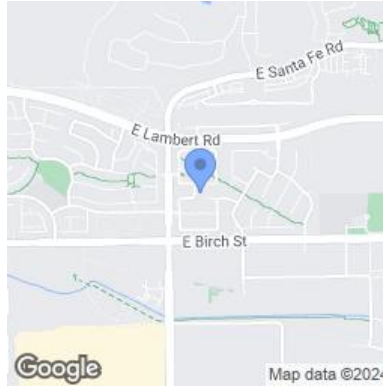
Listing

2701 Larkspur Ave, Brea 92821

STATUS: **Closed**

LIST/CLOSE:
\$1,299,900/\$1,350,000

Starflower North from Birch then West on Larkspur



BED / BATH: **5/3,0,0,0**
 SQFT(src): **2,918 (A)**
 PRICE PER SQFT: **\$462.65**
 LOT(src): **6,120/0.1405 (A)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BUILT(src): **1979 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **5/5**
 SLC: **Standard**
 PARCEL #: **32020237**
 LISTING ID: **PW23231405**

Recent: **02/20/2024 : SOLD : P->S**

Submit Offer

DESCRIPTION

Located in Country Hills Estates only feet from Eagle Hills is your dream home. This home is privately located on the end of a cul-de-sac and is ready for its next owners. With 4 bedrooms, 3 full bathrooms, a 3 car garage and an extra large bonus room that can easily be counted as bedroom #5, this property sits comfortably on a 6,120 sqft lot. The floor plan of this house is the largest in the neighborhood at 2,918 sqft, yet it still exhibits a warm and inviting environment. The downstairs consists of a living room, family room, kitchen and two dining areas, laundry room, one full bathroom, and a bedroom that has great natural light. This room can stay as a bedroom or it has the potential to be turned into an office or even a multipurpose room. Three additional bedrooms are located on the second floor with a very spacious bonus room or bedroom. This bonus room is 15' by 15' and is perfect for entertaining. The master bedroom is equipped with his and her's closets and has a large en suite bathroom. There are block walls in the back of the house and on either side to provide privacy and security. The front and back yards have been professionally landscaped and consistently maintained. In the backyard, there is a shed for your convenience and extra storage. Other notable highlights include a water softener and a steel roof with an impressive 50 year lifespan. Because this property is at the end of a cul-de-sac, it has immediate access to the green belt that will take you to tennis and pickleball courts for some family fun or to the Olympic size HOA pool and jacuzzi for relaxation. In addition, this home is nestled perfectly amongst California Distinguished/Blue Ribbon schools, a nearby golf course, nearby sports park and dog parks, plenty of shopping and restaurants, and so much more.

EXCLUSIONS:

INCLUSIONS: Kitchen Refrigerator, back yard storage shed

AREA: **86 - Brea**
 SUBDIVISION: **Country Hills Estates (CHE)/Country Hills Estates (CHE)**
 COUNTY: **Orange**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,299,900**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Direct Garage Access, Driveway, Garage, Garage Door Opener**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Bonus Room, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Suite, Office**
 EATING AREA: **Dining Room, In Kitchen**

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **Inside**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Block Walls, Cathedral Ceiling(s), Ceiling Fan(s)**
 MAIN LEVEL BEDROOMS: **1**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES: **Electric Oven, Electric Cooktop, Water Softener**
 KITCHEN FEATURES: **Tile Counters**
 BATHROOM FEATURES:

FLOORING: **Carpet**
 ENTRY LOC/ENTRY LVL: **front door/1**
 FIREPLACE: **Family Room**

EXTERIOR

EXTERIOR: **Rain Gutters**
 FENCING: **Block**
 DIRECTION FACES: **South**

SECURITY: **Security System**
 SEWER: **Public Sewer**

LOT: **Cul-De-Sac, Greenbelt, Landscaped, Lawn**
 POOL: **Association**

PATIO/PORCH: **Concrete**
 SPA: **Association**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF: **Metal**
 FOUNDATION DTLS: **Slab**
 PROP COND:

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

GARAGE AND PARKING

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

PARKING TOTAL: **3**
 # REMOTES: **2**

GARAGE SPACES: **3**
 RV PARK DIM:

CARPOT SPACES:

GREENGREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTIONPOWER PRODUCTION: **No**GREEN VERIFICATION: **No****COMMUNITY**HOA FEE: **\$210/Monthly**
HOA FEE 2:
HOA FEE 3:
COMMUNITY: **Curbs, Sidewalks, Street
Lights**HOA NAME: **Country Hills
Estates**
HOA NAME 2:
HOA NAME 3:
HOA AMENITIES: **Pickleball,
Pool, Spa/Hot Tub, Tennis
Court(s), Hiking Trails**HOA PHONE: **714-557-5900
Ext.112**
HOA PHONE 2:
HOA PHONE 3:# OF UNITS: **1**
UNITS IN COMMUNITY:
STORIES TOTAL: **2**HOA MANAGEMENT NAME: **Tritz Property Mangement**
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:**LAND**LAND LEASE?: **No**
PARCEL #: **32020237**
ADDITIONAL APN(S): **No**LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **None**TAX LOT: **31**
TAX BLOCK:
TAX TRACT #: **10099**
ZONING:
TAX OTHER ASSESSMENT: **\$379**
TAX OTHER ASSESS SOURCE: **Estimated****SCHOOL**HIGH SCHOOL DISTRICT: **Brea-Olinda
Unified**
HIGH SCH DIST SOURCE:ELEMENTARY: **Olinda**
ELEM SOURCE:
ELEMENTARY OTHER:MIDDLE/JR HIGH: **Brea**
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:HIGH SCHOOL: **Brea Olinda**
HIGH SOURCE:
HIGH SCHOOL OTHER:**LISTING**BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING: **None**
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST: **Standard Contract**
Contingencies
CONTINGENCY: **NONE**TERMS: **Cash, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES: **CC And R's**
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**LIST CONTRACT DATE: **12/29/23**
START SHOWING DATE: **01/25/24**
ON MARKET DATE: **01/25/24**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **02/20/24**
MOD TIMESTAMP: **02/20/24**
EXPIRED DATE: **08/01/24**
PURCH CONTRACT DATE: **01/31/24**
CLOSE DATE: **02/20/24****PRIVATE REMARKS: Please submit RPA along with the pre-approval letter and proof of funds to Jerry.Glomboske@gmail.com. Please include co-listing Agent Ali Martino on all documents as the second listing agent. Co-listing agent is related to the sellers. Buyers and buyers agents are advised to verify all aspects of the home. *****When submitting offers please include the following as the sellers names: "The Teri Martino Revocable Trust" & "James Scott Martino Living Trust"****SHOWING INFORMATION**SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Jerry Glomboske**
SHOW CONTACT PH: **714-928-6289**LOCK BOX LOCATION: **N/A**
LOCK BOX TYPE: **None**
  OCCUPANT TYPE: **Owner**
OWNER'S NAME:SHOW INSTRUCTIONS: **Text LA Jerry at 714-928-6289 for access. LA lives in neighborhood and will be happy to meet you and your clients for access.**
DIRECTIONS: **Starflower North from Birch then West on Larkspur****AGENT / OFFICE**LA: (**PWGLOMGER**) [Gerald Glomboske](#)
CoLA: [Ali Martino](#)
LO: (**PB18025**) [T.N.G. Real Estate Consultants](#)
LO PHONE: **714-987-3310**
CoLO: **T.N.G. Real Estate Consultants**
CoLO PHONE: **714-987-3310**
Photographer ID: (**PHSEANT**) [Sean Tracey](#)LA State License: **01949771**
CoLA State License: **02150511**
LO State License: **01886242**
LO FAX: **714-987-3313**
CoLO State License: **01886242**
CoLO FAX: **714-987-3313**
Offers Email: Jerry.glomboske@gmail.com**CONTACT PRIORITY**1.LA DIRECT: **714-928-6289**
2.LA CELL: **714-928-6289**
3.LA TEXT: **714-928-6289**
4.LA EMAIL: jerry.glomboske@gmail.com**COMPARABLE INFORMATION**CLOSE PRICE: **\$1,350,000**
LIST PRICE: **\$1,299,900**
LIST \$ ORIGINAL: **\$1,299,900**
PURCH CONTRACT DATE: **01/31/24**
DOM/CDOM: **5/5**BA: (**PWKIMJASO**) [Jason
Kim](#)
BO: **Real Broker**
BA State License: **01965207**
BO State License: **02022092**CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:BUYER FINANCING: **Cash**
CONCESSIONS \$: **\$25,000**
CONCESSION CMTS: **Buyers agent
credited sellers \$25k of his commission**
COE DATE: **02/20/24**