

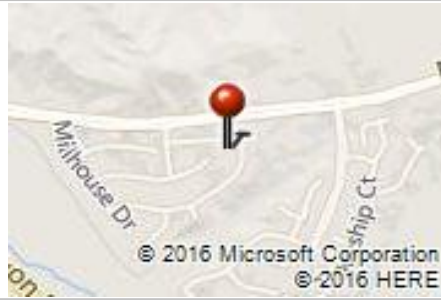
**22508 BREAKWATER WAY**  
SAUGUS, CA 91350

5  
Beds

Baths 4.00  
(4F 0T 0H 0Q)

3,583/VN  
Sqft

Single Family  
LP \$719,000↓



Area	999 Out of Area
Subdivision	
List Price Per Sqft	\$201
Lot Size	6,046/AS
HOA 1&2	\$122.00(Monthly)
MLS#	16-138936
APN	2849-030-059
<b>OPEN HOUSE</b>	10/25/2016 (11:00AM-1:00PM)
	10/30/2016 (2:00PM-5:00PM)

**Directions:** West of the I-5 and east of the I-14. This home is located south of Newhall Ranch Rd on Breakwater Way and Sawmill Ln.

**Remarks:** Probate sale, subject to Court Confirmation, and over-bidding in Court. Great 5 bedroom 4 bath home located in sought after gated River Village community of Heirloom! All stainless steel appliances in the gourmet kitchen, office, loft, huge garage. Ready to move-in.

**Agent Remarks:** Probate sale, subject to Court Confirmation, and over-bidding in Court. Please contact Ricardo Martinez at 213-364-0308, if you have any questions.

**Showing Remarks:** Community entry code is #6451. Combo lock box on gas meter. Code 6451. Alarm Monitoring ON. Alarm Code is 6451. Please ARM the house before leaving.

Community/Development	
Tax Mello Roos	Yes
Complex/Assoc Name	
Complex/Assoc Phone	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Structure Info	
Year Built/Source	2011
Stories	0
Attached/Detached	
Guest House	N/A
PUD	
Sewer	
Style	California Bungalow
View	Canyon, Mountains
Security	
Dir Faces	
Prop Condition	
Entry Floor #	
Maid's	No
Prop Subtype	

Contract Info		DOM 117
List Date	06-28-2016	
List Price	\$719,000	
Orig List Price	\$749,000	
Status Date	06-28-2016	
Change Date/Type	10-11-2016/Price Change	
Sale Type	Probate	
Probate Y/N	Yes	
Court Approval	Yes	
CSO	2.50%	
Listing Type	Probate	
Disclosure	Court Approval Required, Probate	
Scope Of Service	Full Service	
Buyer's Agent Comm	Yes	

Land/Lot Info	
Zoning	SCUR3
Land Type	
Land Lease	
Horse Property	
Lot Acreage	
Special Zone	
Addl Parcel	
Lot Dimen	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage - 3 Car
Total Spaces	
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	Living Room
Furnished	No
AC/Cooling	Central
Heating	Central
Flooring	Carpet, Laminate
Equip/Apppl	Built-Ins, Garbage Disposal, Microwave, Range/Oven, Refrigerator
Rooms	Breakfast Area, Den/Office, Dining, Loft, Master Bedroom, Office, Pantry, Walk-In Closet, Walk-In Pantry
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Exterior Features	
Pool	Association Pool
Spa	None
Tennis/Courts	
Roofing	
Fence	
Sprinklers	
Patio Features	
Entry Location	
Exterior Constr	
Foundation Details	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Inside, Laundry Area, On Upper Level

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Alarm on Property, Combo Lock Box, Go Direct, Restricted Access, Vacant
Sign on Property	Yes

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

	<b>Vineendra Jain</b> Ingenious Asset Group, Inc. LA1 CalBRE#: 01413466
Phone / Cell	p: 310-433-6214 / c: 310-433-6214
Email	vjain@iagpm.com
Fax	310-776-6451
Office Phone / Fax	p: 310-331-8552 Ext.101 / f: 310-776-6451

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