

## **19541 Hartsdale Cir, Huntington Beach, CA**

### **About The Home**

There is a reason homes in this area do not come to market often... Once people move into the neighborhood they never want to leave. This home has been owned by the same family since 1970. The original owner's son inherited the home 5 years ago and decided to sell in order to downsize. The home was recently renovated to give it a refreshed feel and plenty of opportunities remain for the new owners to make it their own.

### **Renovation Scope of Work**

- LVP flooring throughout
- New baseboards and door trim installed and painted
- New appliances including dishwasher, range hood, cooktop, wall oven
- New quartz kitchen countertop and stainless steel sink
- Updated ceiling light fixtures in kitchen, entryway and hallway
- Hanging doors, bathroom vanities, and kitchen cabinets repaired & painted
- Updated kitchen cabinet, hall closet, and bathroom vanities hardware
- Termite clearance completed (fumigation/wood repairs/exterior paint)
- Water pressure regulator installed
- Smoke and CO2 alarms installed
- Replaced all outlets

### **How To Write A Winning Offer**

**This home is priced aggressively and expected to generate strong interest.**

- Review home inspection report, scope of work completed, SPQ, and TDS
- Include full RPA, POF, full DU approval, and lender contact info with offer
- Refrigerator, washer and dryer will be sold with the home
- Offers with quicker contingencies and closing dates will be looked upon more favorable
- Seller: Hartsdale Property Trust
- Sellers choice of title and escrow services

Call Katey 949-525-5120 with any questions prior to writing.

Email offers to RealtyKDG@gmail.com