



208 S Barranca # 13, Glendora 91741

STATUS: Closed

LIST/CLOSE: \$299,000
/\$295,000 ↓

Between W. Foothill Blvd and Route 66 across from Citrus College



BED / BATH: 2/2,0,0,0
SQFT(src): 1,280 (A)
PRICE PER SQFT: \$230.47
LOT(src): 2,500/0.0574 (A)
LEVELS: One
GARAGE: 0
YEAR BLT(src): 2026 (BLD)
BODY TYPE: Double Wide
DAM / CDAM: 61/61
SLC: Standard
PARCEL #: 8634005033
LISTING ID: HD26040016

DESCRIPTION

PRICE REDUCED! One-of-a-kind opportunity to be the proud owner of a brand-new 2026 spacious manufactured home. The home has new kitchen appliances including dishwasher, and microwave. Ceilings throughout are 9', new carpet and flooring. This home is located at Hacienda Mobile Home Park 55+ community that is well maintained. The park boasts a beautiful, air-conditioned clubhouse, crystal clean swimming pool, clean newly resurfaced streets (streets are swept monthly). Park recently participated in the utility conversion program. Gas and electrical systems are new and individually billed. Buyer must apply and be approved for tenancy by park management. Park is located in the city of Glendora and is under rent control. Hacienda Mobile Home Park is between Foothill Blvd and the San Gabriel mountains where you can enjoy the view of the mountains. Listing agent is part owner of park and home. Purchase of home includes 6 months free rent.

EXCLUSIONS:

INCLUSIONS:

AREA: 629 - Glendora
SUBDIVISION: /
COUNTY: Los Angeles
55+: Yes
PETS ALLOWED: Breed Restrictions
MANAGEMENT CO.: Jackie Garcia
MANAGEMENT CO. PH: 6263353650
MANAGER APPROVAL?: Yes

LIST \$ ORIG.: \$375,000
PARKING:
PARK NAME: Hacienda MHP
MOBILE LENGTH: 48
MOBILE WIDTH: 26
MOBILE HOME REMAINS?: Yes
PROBATE AUTHORITY:

SELLER WILL CONSIDER
CONCESSIONS IN OFFER:
ROOMS: All Bedrooms
Down, Main Floor Primary
Bedroom
UTILITIES:
ELECTRIC:
WATER SOURCE: Public

COOLING: Central Air, Heat Pump
HEATING: Central, Heat Pump
VIEW: None
WATERFRONT:
LAUNDRY: Inside

INTERIOR

INTERIOR: Ceiling Fan(s), High
Ceilings
ACCESSIBILITY: Doors - Swing In,
Parking
KITCHEN FEATURES: Kitchen Island,
Self-closing cabinet doors, Self-closing
drawers, Stone Counters

APPLIANCES: Dishwasher,
Disposal, Refrigerator
FLOOR:
BATHROOM FEATURES:

ENTRY/LEVEL: Main/1

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES: West

SECURITY:
SEWER: Public Sewer

LOT: Corner Lot, Level with
Street
POOL: Community, Fenced,
Solar Heat

PATIO: Covered, Deck, Rear Porch
SPA:

BUILDING

BUILDER NAME:
MAKE: Cavco
BUILDER MODEL: EG-28482A

DOORS:
WINDOWS: Blinds, Low
Emissivity Windows
SKIRT:

ROOFING: Composition
FOUNDATION:
Pillar/Post/Pier
PROP. CONDITION:

CONSTRUCTION:
OTHER STRUCTURES:

GARAGE AND PARKING

OF PADS: 1
UNCOVERED SPACES:

ATTACHED GARAGE?:
PARKING TOTAL: 2

GARAGE SPACES: 0
RV PARKING FEE:

CARPORT SPACES: 2
NUMBER OF SHEDS:

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 FEE 2:

HOA NAME:
HOA NAME 2:

HOA PHONE:
HOA PHONE 2:

HOA AMENITIES:
STORIES TOTAL: 1

HOA FEE 3:
OTHER FEES:
COMMUNITY FEATURES: **Biking ,
Foothills**

HOA NAME 3:
HOA MANAGEMENT NAME:

HOA PHONE 3:
HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3:

SCHOOL

SCHOOL DISTRICT: **Glendora Unified**
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

SERIALS AND LICENSE

SERIAL(U): **CAV130AZ25-27163A**
SERIAL(X): **CAV130AZ25-27163B**
SERIAL(XX):

INSIGNIA/LICENSE1: **TBD**
INSIGNIA/LICENSE2: **TBD**
INSIGNIA/LICENSE3:

DOH1: **ARZ-402619**
DOH2: **ARZ-402620**
DOH3:

LAND

LAND LEASE?: **Yes**
LAND LEASE AMOUNT: **\$900.00**
LAND LEASE EXP DATE:
PARCEL #: **8634005033**
ADDITIONAL PARCEL(s): **No**

LAND LEASE \$ FREQ.: **Monthly**
ASSESSMENTS:

LOT SIZE DIM:
TAX LOT: **36**

TAX BLOCK:
TAX TRACT #: **04250**

LISTING

B.A. COMPENSATION:
BAC REMARKS:
DUAL/VARI. COMP?: **No**
CURRENT FINANCING: **None**
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?: **No**
POINTS:
CONTINGENCY LIST:

LIST TERMS: **1031 Exchange, Cash, Cash
to New Loan, Conventional, VA Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **02/01/26**
START SHOWING DATE: **03/15/26**
ON MARKET DATE: **03/15/26**
PRICE CHG TSTP: **04/23/26**
STATUS CHG TSTP: **07/27/26**
MODIFIED TSTP: **07/27/26**
EXPIRATION DT: **06/25/26**
PURCH CONTRACT DATE: **05/15/26**
CLOSE DATE: **07/27/26**

CONTINGENCY:

PRIVATE REMARKS: Listing agent is co-owner of the park and home.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Robin Sergi**
SHOW CONTACT PHONE: **5628100560**

LOCK BOX LOCATION: **Front door**
LOCK BOX DESCRIPTION: **Combo**

OCCUPANT TYPE: **Vacant**
OWNER'S NAME: **Fourward Properties LLC**

SHOWING INSTRUCTIONS: **Please call LA at 562 810-0560. Lock box on front door combo 1955.**
DIRECTIONS: **Between W. Foothill Blvd and Route 66 across from Citrus College**

AGENT / OFFICE

LA: (**HD23056**) **Robin Sergi**
CoLA:
LO: (**HD8339**) **Real Brokerage Technologies**
LO PHONE: **855-450-0442**
CoLO:
CoLO PHONE:

LA STATE LIC: **02007131**
CoLA STATE LIC:
LO STATE LIC: **02022092**
LO FAX:
CoLO STATE LIC:
CoLO FAX:
OFFERS EMAIL:
Rsergi3619@outlook.com

CONTACT PRIORITY

1.LA DIRECT: **929-362-5777**

COMPARABLE INFORMATION

CLOSE PRICE: **\$295,000**
LIST PRICE: **\$299,000**
LIST \$ ORIGINAL: **\$375,000**
PURCH CONTRACT DT: **05/15/26**
COE DATE: **07/27/26**
DAM/CDAM: **61/61**
BUYER FINANCING: **FHA**

BA: (**CV49652**) **Alejandra
Romero Regalado**
BO: **KELLER WILLIAMS
COVINA**
BA STATE LIC: **02316929**
BO STATE LIC: **01970316**

CoBA: **()**
CoBO:
CoBA STATE LIC:
CoBO STATE LIC:

CONCESS FINANCING COSTS \$: **\$0**
CONCESS PROP IMPROV COSTS \$: **\$0**
CONCESS BUYER BROKER FEE \$: **\$0**
CONCESS CLOSING COSTS \$: **\$5,900**
CONCESS OTHER COSTS \$: **\$0**
CONCESS AMOUNT **(TOTAL)** \$: **\$5,900**
CONCESSION CMTS: **N/A**