

CHARMING ARCADIA HOME



2003 SOUTH 8TH AVENUE ≈ ARCADIA

Tucked away above Longden Avenue, this lovely 3 bedroom & 2 bath home (+/-1,343 sq.ft) features beautiful kitchen granite countertops & dual-pane windows in the highly desirable Arcadia School District. Large landscaped front lawn and detached two-car garage. The expansive lot size is +/- 6,716 sq.ft. APN 5791-015-001.

www.KENNEDYWILSONHOMES.com

KENNEDY WILSON

Rhett Winchell

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BRE# 008767471





Active

Residential Single Family

MLS#: 14-758527

APN: 5791-015-001

Origin MLS: CLAW

ADDRESS: 2003 S 8TH AVE , ARCADIA , CA 91006

County: Los Angeles

Country:

LP: \$788,888

[Add'l Photos](#)

[Larger Map](#) [Aerial Map](#) [Plat Map](#)

[Community Data](#)

[Walk Score®](#)

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MAIN FEATURES

Add'l Parcel #		# Baths Full	1	Furnished Y/N	No
Apx Acres	N/A	# Baths 1/4	0	Horse Prop Y/N	
Apx Lot Dim.		# Baths 1/2	0	Pool Y/N	No
Apx Lot Size	6,716/AS	# Baths 3/4	1	# Stories	1
Apx Sq Ft	1,343/VN	# Bedrooms	3	View Y/N	Yes
# Baths	2.00	# Fireplaces	1	Year Built	1950
Cross Streets		Area	(442) Arcadia		
School District		Style	Other		

Remarks
This lovely 3 bedroom & 2 bath home (+/-1,343 sq.ft) features beautiful kitchen granite counter tops & dual-pane windows in the highly desirable Arcadia School District. This home features beautiful entry floors, beautiful kitchen cabinets and double sink, beautiful fireplace, crown molding , ceiling fans in bedrooms, window coverings, the full bathroom has granite counter tops and recessed lighting. The outdoor spa is NOT included in the sale. Large landscaped front lawn and detached two-car garage. The expansive lot size is +/- 6,716 sq.ft. APN 5791-015-001. See agent remarks for offer instructions.

Private Remarks
Please call Rhett on his cell 818.371.0000 All Offers must be accompanied with a 3% deposit in the form of a personal check payable to KENNEDY WILSON. Submit all offers to Kennedy Wilson, 9701 Wilshire Blvd, Ste 700, Beverly Hills, CA 90212 email: rwinchell@kennedywilson.com fax: 310.887.6445

Directions
North of Longden Avenue

OTHER FEATURES

Air/Cooling	Other
Appliances	
Association Amenities	
Association Rules	
Bathroom Features	
Bedroom Features	
Community Features	
Cooking Appliances	
Eating Areas	
Equipment	Gas Or Electric Dryer Hookup, Microwave, Range/Oven
Fireplace Features	
Fireplace Fuel	
Fireplace Rooms	Other
Floor Material	Other
Heat	Other
Heating Type	
Heating Fuel	
Interior Features	
Kitchen Features	
Laundry	Other

Lot Description
Lot Location
Management Co 1 Name
Management Co 2 Name
Patio Features
Parking
Pool Accessories
Pool Construction
Pool Descriptions
Remote Controls
Roofing
Rooms
Room Features
Security Safety
Sewer
Spa Construction
Spa Descriptions
Sprinklers
Tennis/Playing Courts
TV Services
View Type
Waterfront
Water Heater Features

Other

Other

Other

Management Co 1 Phone
Management Co 2 Phone

GREEN FIELDS

Building Certification
Certifying Body
HTA Index
Energy Generation
Location
Energy Efficient
Sustainability

Certification Rating
Year Certified
Walk Score
Indoor Air Quality
Water Conservation

LISTING / SELLING INFO

Original List Price	\$789,000	List Price	\$788,888
Sold Price		Sold Price Source	
List Date	05/06/2014	Contract Date	
Sold Date		Withdrawn Date	
D.O.M.	13	C.D.O.M.	13
LP/SF	\$587.41	SP/SF	
Selling Office Comm.	2.0%	Listing Type	Exclusive Right
Selling Office Comp. Remarks		Buyers Agent Comm. Y/N	Yes
List Broker Adv. Y/N	Yes	MLS Entry Only Y/N	No
Probate Y/N	No	For Sale Sign Y/N	Yes
Limited Service Y/N		Avail. For Lease Y/N	
Variable Rate Comm. Y/N		Listing Office 2	
Lease Option Y/N		Listing Office 2 Phone	
Listing Office 1	Kennedy Wilson Builder Marketing Services	Listing Agent 2	
Listing Office 1 Phone	310-887-6446	Listing Agent 2 Phone	
Listing Agent 1	Rhett Richar Winchell	Listing Agent 2 Cell	
Listing Agent 1 Phone	310-887-6446	Listing Agent 2 Fax	
Listing Agent 1 Cell	818-371-0000	Listing Agent 2 Email	
Listing Agent 1 Fax	310-887-6414	Listing Agent 2 DRE	
Listing Agent 1 Email	RWinchell@kennedywilson.com	Listing Agent 2 Social	
Listing Agent 1 DRE	01906531		
Listing Agent 1 Social			

ZONING / COMMUNITY INFO

Elementary		Legal Block Number	
Jr High/Middle		Legal Lot Number	
Senior High	Arcadia	Legal Tract Number	
Water District		Zoning	ARR1YY
Map Book	 597/F1	PUD	
Spec Zone			

STRUCTURAL INFO

Guest House	N/A	Entry Floor
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Parking Spaces
Carport Spaces
Other Spaces
Builder's Name
Builder's Model Name
Builder's Tract Name
Disability Access
Entry Location
Exterior Construction
Fence
Foundation Details
Other Structures
Other Structural Features
220V Location

Covered Spaces
Garage Spaces
RV A ccess Dim
Builder's Model Code
Builder's Tract Code
Common Walls

2

TERMS

HOA Fee 1	HOA Fee Frequency 1
HOA Fee 2	HOA Fee Frequency 2
Land Lease Expiration Year	Land Lease Purchase Y/N
Land Lease Type	Land Lease Amt / Yr
Tax Mello Roos	Possession
Buyer Financing	Sold Terms
Disclosure	As Is,Listing Broker Advantage
Exclusions	
Finance	
Inclusions	
Sale Type	Standard

SHOWING INFO

Occupant Name	Occupant Phone
Phone To Show	Other Phone Number
Lock Box Location	
Lock Box Type	
Occupancy / Showing	Other
Showing Access	
Show Remarks	Please call Rhett on his cell 818.371.0000

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2014 by TheMLS.com. Information deemed reliable but not guaranteed. Presented by: Rhett Richar Winchell CalBRE# 01906531