

# Agent Detail Report

Listings as of 11/25/11 at 9:59am

<b>Active 09/17/11</b>	<b>Listing # 407998</b>	32157 Agate Rd Lucerne Valley, CA 92356-8671	<b>Listing Price: \$80,000</b>
	<b>County: San Bernardino</b>	<b>Cross St: Mesa Rd</b>	<b>Map: 4480, H6</b>



[Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	72-Lucerne Valley	<b>Subdivision</b>	none
<b>Beds</b>	3	<b>Approx Square Feet</b>	1458 Assessor
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$54.87
<b>Year Built</b>	1998	<b>Lot Sq Ft (approx)</b>	39770 ((Assessor))
<b>APN</b>	0450241290000	<b>Lot Acres (approx)</b>	0.913
<b>Occupant</b>	Owner Lyndon Bilang		
<b>DOM/CDOM</b>	60/60	<b>Showing Instr.</b> No phone - show anyday between noon and 7 pm	

**Directions** Highway 18 east to south on Highland (where the post office is). Highland to right on Foothill Rd to left on Mesa Rd. Agate is off Mesa Rd. Right on Agate Rd (towards buttes). House is on left. There is a sign.

**Marketing Remark** Not a bank owned, not a short sale. Regular sale. Beautiful well kept home in nice neighborhood off of Mesa Road. Natural gas, tile roof, mature trees and rose bushes, freshly paved road. Air conditioning and evaporative cooling. 3 bedroom, 2 bath, double attached garage on a completely fenced lot just under a acre. Great views of mountains, valley, and Pitzer Buttes. This one is worth a look!

**Agent-Only Rmrks** Owner does not have a phone. Please feel free to show any day between noon and 7 pm. If you need to show at another time, please contact listing office and we will make an appointment. Owner is always home. Owner needs to get this sold so please submit an offer for a quick response. Shows well. Buyer to verify zoning and usage. Seller is not able to pay for inspections. Please submit offers to broker@lvre.net and please call 760 248-1188 to let us know you submitted an offer. Very clean property. Seller requests Stewart Title - Diana Price for escrow and Stewart Title - Deb Perry for title.

<b>Listing Agent</b>	Renee Lynn (ID:10376) Primary:760-248-1188, FAX: 760-248-1098		
<b>Listing Office</b>	Lucerne Valley Realty (ID:1639) Phone: 760-248-1188, FAX: 760-248-1098		
<b>Agreement Type</b>	Excl. Right to Sell	<b>Listing Date</b> 09/17/11	<b>Expiration Date</b> 12/01/11

<b>Commission</b>	3	<b>SellersDualRate</b> No	
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<b>Stories</b>	1.0	<b>Basement</b>	None
<b>Listing Info</b>		<b>Possession</b>	coe +3
<b>Comp. Regls of Agcy</b>	Yes	<b>Terms</b>	Cash, Cash to New Loan, FHA, VA Terms, CALVET
<b>Show Instructions</b>	Drive By (Show between noon and 7 pm)	<b>In Foreclosure</b>	No
<b>Minimum Deposit</b>	\$2000.00	<b>Bank Owned</b>	No
<b>Short Sale</b>	No	<b>Tract Number</b>	Parcel map 7726
<b>Approx. Lot Size</b>	.76 to 1.50	<b>Lot Dimensions</b>	124' x 321'
<b>Lot Number</b>	#4	<b>Assoc. Fees</b>	No
<b>Zoning</b>	Residential 1	<b>Builder</b>	custom built for owner
<b>Mello-Roos Tax</b>	No	<b>Garage Type</b>	Double
<b>Garage</b>	Attached	<b>PUD Amenities/Svcs.</b>	None
<b>Topography</b>	Level, Up Slope, Gentle	<b>Special Features</b>	Cathedral Ceilings, Pantry, Storage Shed
<b>Construction</b>	Frame	<b>Senior 55+</b>	No
<b>Extra Room</b>	None	<b>Window Covering</b>	Part
<b>Interior</b>		<b>Fireplace</b>	None
<b>Appliances</b>	Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer	<b>Dining Room</b>	Area
<b>Floors</b>	Part. Wall/Wall, Vinyl	<b>Sewer Connected?</b>	No (Septic.)
<b>Laundry</b>	In House	<b>Water Code</b>	18-Golden St. (AV)
<b>Family Room</b>	No	<b>Roof</b>	Tile
<b>Exterior</b>		<b>Patio</b>	Patio
<b>Sewer In?</b>	No (Septic.)	<b>Fence</b>	Chain Link
<b>Sewer Paid?</b>	No (Septic.)	<b>RV Access</b>	Yes
<b>Exterior</b>	Stucco	<b>View</b>	Mountain, Valley, Desert
<b>Landscaping</b>	Front, Rear, Partial	<b>Heat Type</b>	Forced Air
<b>Pool</b>	None	<b>Water</b>	Private Water Co.
<b>Frontage</b>	Paved/Asphalt		
<b>Zoned for Horses</b>	Yes (Verify with county.)		
<b>Mechanical</b>			
<b>Heat</b>	Natural Gas		
<b>Air Conditioning</b>	Central Air, Window Evaporative		
<b>Water Heater</b>	Natural Gas		
<b>Financing</b>			
<b>Accept Digital Sig</b>	No		

*Presented By: Renee Lynn Lic: 01123768 / Lucerne Valley Realty Phone: 760-248-1188 Lic:*

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 U.S. Patent 6,910,045