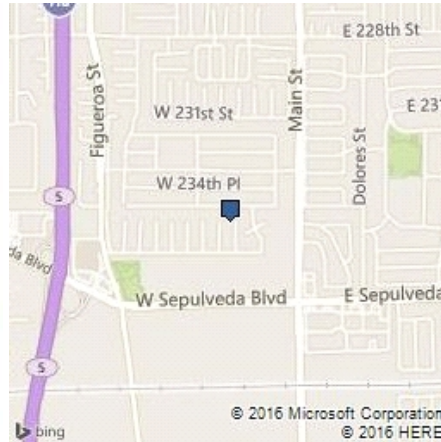


23509 Delford Av, Carson 90745 STATUS: Active

LIST PRICE: \$600,000

110 exit Sepulveda to Figueroa to Carriagedale



BED / BATH: 4/2,0,0,0  
 SQFT(src): 1,810 (A)  
 PRICE PER SQFT: \$331.49  
 LOT(src): 0.122/5,296 (A)  
 GARAGE: 2/Attached  
 YEAR BLT(src): 1965 (ASR)  
 SUB TYPE: SFR (D)  
 DOM / CDOM: [Q/Q](#)  
 SALE TYPE: Standard  
 APN: [7330002063](#)  
 ML#: SB16069139  
 ORIGINAL \$: \$600,000

## DESCRIPTION

Investment Property Alert! Elements Real Estate is pleased to offer 23509 Delford, a well-maintained single family home in the heart of West Carson. The Delford home is currently rented out to a long term tenant with excellent payment history. This is an exclusive opportunity to own an income property with \$36,000 in gross income per year. Completely renovated with modern amenities, this 1,810 square foot home is generous on space across its two levels. Our quality tenants have kept the Delford home in exquisite shape and the new owner can rest assure that this investment will be hassle free with minimal maintenance required. The home features professional landscaping, and is recently painted inside & out. A very modern open floor plan is the highlight of this home. The spacious kitchen with quartz counter tops and stainless steel appliances is the perfect place for socializing. A partial wall separates this space from the living room which features lots of recessed lighting, a fireplace and ample natural light by window. Each bedroom features newly installed large windows and custom details throughout. Perfectly situated center of the beach cities, this is your chance to own your own investment property. Must be seen to be appreciated!

PRICE EXCLUDES: Furniture and art work

PRICE INCLUDES: All SS appliances, window shutters and gardener.

AREA: 139 - South Carson  
 B TRACT: /  
 COUNTY: Los Angeles  
 55+: No

STORIES: Two Level  
 CMN WALLS: No Common Walls  
 PARKING: Uncovered,  
 Driveway, Driveway - Asphalt,  
 Garage, Garage - Front Entry,  
 Garage - Side Entry, Garage -  
 Single Door, Garage Door  
 Opener, On Site  
 HORSE:

ROOMS: Family Room, Main  
 Floor Bedroom  
 EATING AREA: Area,  
 Separated

COOLING: Central  
 HEATING: Central Furnace  
 VIEW: None  
 POOL: None  
 LAUNDRY: Gas Dryer Hookup,  
 In Garage, Washer Hookup

## INTERIOR

INTERIOR: Recessed Lighting,  
 Remodeled Kitchen, Shower,  
 Shower in Tub, Stone Counters  
 ACCESSIBILITY:

APPLIANCES: Dishwasher,  
 Energy Star Appliances,  
 Garbage Disposal, Gas Stove,  
 Microwave, Refrigerator  
 FLOOR: Laminated

ENTRY/LEVEL: Ground Level With Steps/  
 FIREPLACE: Living Room

## EXTERIOR

EXTERIOR:  
 DIRECTION:

SECURITY: Carbon Monoxide  
 Detector(s), Smoke Detector,  
 Wired for Alarm System  
 FENCING: Brick Wall

LOT: Back Yard, Cul-De-Sac,  
 Front Yard, Landscaped,  
 Paved Street  
 SEWER: Sewer Connected

PATIO: Covered, Slab, Patio  
 Open  
 SPA: None

## BUILDING

BUILDER'S NAME:  
 MAKE OF HOME:  
 MODEL NAME:  
 MODEL CODE:

STYLE: Contemporary, Modern  
 DOORS: Mirrored Closet Doors,  
 Sliding Glass Door(s)  
 WINDOWS: Double Pane  
 Windows, Screens, Shutters

ROOFING: Composition,  
 Shingle  
 FOUNDATION:  
 CONDITION: Turnkey,  
 Updated/Remodeled

CONSTRUCTION:  
 STRUCTURES:  
 OTHER STRUCTURES:

**GARAGE AND PARKING**GARAGE ATT/DET: Attached  
UNCOVERED SPACES: 2PARKING SPACES: 6  
# OF REMOTES: 1GARAGE SPACES: 2  
RV DIMENSIONS:

CARPORT SPACES: 2

**GREEN**BUILDING CERTIFICATION:  
ENERGY GENERATION:  
WALKSCORE:CERTIFYING ORGANIZATION:  
ENERGY EFFICIENT:YEAR CERTIFIED:  
SUSTAINABILITY:CERT. RATING/SCORE:  
WATER CONSERVATION:**COMMUNITY**HOA DUES 1: \$0  
HOA DUES 2:  
COMMUNITY: Street LightingHOA 1 NAME:  
HOA 2 NAME:HOA PHONE 1:  
HOA PHONE 2:AMENITIES:  
UNITS TOTAL: 1  
STORIES TOTAL: 2**LAND**LAND FEE/LEASE: Fee  
LAND LEASE AMOUNT:  
LEASE PER:  
APN: [7330002063](#)  
ADDITIONAL APN(s): NoLAND LEASE PURCHASE:  
LAND LEASE RENEW:UTILITIES:  
WATER SOURCE:  
District/Public  
LOT DIM:  
ASSESSMENTS: NoneLOT NUMBER: 158  
BLOCK NUMBER:  
TRACT NUMBER: 29434  
ZONE:**SCHOOL**

DISTRICT: Los Angeles Unified

ELEMENTARY:

JR. HIGH:

HIGHSCHOOL:

**LISTING**S.O.COMPENSATION: 2.5%  
S.O.C. REMARKS:  
DUAL/VARI. RATE: No  
LEASE CONSIDERED?: No  
TERMS: Cash, Cash To New Loan  
POSSESSION:  
SIGN ON PROPERTY: Yes  
CONTINGENCY: None.LIST TYPE: Exclusive Right To Sell  
SERVICE TYPE: Full Service  
AD NUMBER:  
DISCLOSURES:  
VOW, AVM?/COMM?: Yes/Yes  
INTERNET?/ADDRESS?: Yes/YesLISTING DATE: 04/04/16  
PRICE CHANGE:  
STATUS CHANGE: 04/04/16  
LISTING MODIFIED: 04/04/16  
EXPIRED: 04/03/17  
PURCHASE CONTRACT:  
END DATE:

AGENT REMARKS: Showing by Appointment only. Please submit your highest and best offer. The property has been rented out to a long term tenant with great income and credit for \$3,000 per month. Their lease agreement is extended for another year until April 30, 2017. This married couple have no kids or pets. Due to the recent remodel of the property, this is a hassle free investment. The property management division at Elements Real Estate can manage the property for a nominal fee.

**SHOWING INFORMATION**SHOW TYPE: Agent  
SHOW NAME: Sean Haghi  
SHOW PHONE: 9492948939SHOWING REMARKS: Showing  
by Appointment only. Tenants  
on property. 24 hrs notice  
preferred. Please call listing  
agent to schedule a showing.  
SHOWING INSTRUCTIONS: Call  
Listing AgentKEY SAFE LOCATION: Front  
Door  
KEY SAFE DESCRIPTION: See  
RemarksOCCUPANT TYPE: Tenant  
OWNER'S NAME: Sean HaghiDRIVING DIRECTIONS: 110 exit Sepilveda to Figueroa to Carriagedale  
CROSS STREETS: Figueroa and Carriagedale**AGENT / OFFICE**LA: ([sbhaghsea](#)) [Sean Haghi](#)  
CoLA:  
LO: ([sb1306710](#)) [Elements Real Estate](#)  
LO PHONE: 310-577-8777  
CoLO:  
CoLO PHONE:LA CalBRE: [01420952](#)  
CoLA CalBRE:  
LO CalBRE:  
LO FAX: 310-626-9499  
CoLO CalBRE:  
CoLO FAX:**CONTACT PRIORITY**1.LA CELL:  
2.LA CELL:  
3.LA CELL:  
4.LA FAX: 3106269499  
5.LA VOICEMAIL:  
6.LA EMAIL: [sean@elementsre.com](mailto:sean@elementsre.com)



