

Agent Detail with Addl Pics Report

Listings as of 03/12/23 at 11:50pm

Active 12/29/22

Listing # 9986670
County: Kern

421 East E St, Tehachapi, CA 93561-1814
Cross St: Tehachapi Blvd and H

Listing Price: \$246,500
Original Price: \$279,500



Property Type
Area
Beds
Baths
Garage Space
Year Built
APN
Owner Name
DOM/CDOM

Residential
Tehachapi City
2
2 (1 1 0)
1
1938
04028009
Veterans Affairs, Secretary
74/74

Property Subtype
Approx Square Feet
Price/Sq Ft
Lot Sq Ft (approx)
Lot Acres (approx)

Single Family Resi
1401 Appraiser
\$175.95
7405 ((Assessor))
0.1700





Directions Tehachapi Blvd to Hayes St to East E Street

Marketing Remarks Single Story charmer located near downtown Tehachapi. Within walking distance to local shopping, dining, a park, schools, and more, this fantastic single-story home has a great floor plan complete with 2 bedrooms, 2 bathrooms, indoor laundry area, a living room with wood floors that is open to the spacious kitchen, as well as a secondary living room/bonus space with beautiful rustic touches. There is ample storage and parking via the front driveway, rear driveway, detached garage, carport and sheds/storage rooms. The back yard is a nice size and is waiting for your imagination. This is a great opportunity to put your personal touches on this home to make it your own. What a great way to start out the new year! Come check it out for yourself before it's too late!

Agent-Only Rmrks Seller Is Secretary of Veterans Affairs". SELLER DOES NOT pay Customary Closing Costs: including Title Policy, Escrow Fees, Survey Or Transfer Fees. Proof of Funds required on CASH transactions and any lender pre-approval letter for financed offers must be dated within last 30 days.

1)All offers must be submitted at www.vrmproperties.com. Agents must register as a user, enter the property address, and click on Start Offer" (Instructions how to submit an offer are in the MLS supplements).

2)This property may qualify for Seller financing (Vendee).

3)If property was built prior to 1978, lead based paint potentially exists.

All information deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify all information. For questions, email listing agent Andrea Castaneda at Andrea@ReMaxAllPro.com or call (661)816-4983. *** This property may not qualify for all types of financing in current condition so please call listing agent for details. *** There is a Tehachapi Sentrilock for showing access.*** SQFT on property profile shows 1356, but seller has an appraisal diagram that references 1400.97sqft, BUYER TO VERIFY

See attached Offer Submission Instructions AND a copy of a Blank Residential Purchase and Sale Agreement for this property for your reference. Call the listing agent prior to offer submission.

Listing Agent Andrea Castaneda (ID:1015), FAX: 661-945-1083
Listing Office Re/Max All-Pro (ID:175) Phone: 661-945-9461, FAX: 661-945-1083
Agreement Type Excl Right to Sell **Listing Date** 12/29/22

Commission 3% **Variable Rate** No

Lot	PTN	Tract	61.00
Zoning	Other (Buyer to Verify)	New/Under Construct	No
Levels	One	Garage Type	Garage Detached (Buyer to verify garage spaces)
REO	Yes	Short Sale	No
Auction	No		
Financial Information			
Tax Year	2022	Association	No
Listing Terms	Cash, Conventional, Other (See Remarks)	A/V Surveillance	No
Features			
Roof	Composition, Other (Buyer to Verify)	Flooring	Carpet, Laminate, Hardwood
Heating	Wall Heater (Buyer to Verify)	Cooling	Central Air (Buyer to verify if central or evap), Other (Buyer to verify)
Total# Water Heaters	1 (Buyer to verify)	Water Heaters	Natural Gas (Buyer to verify)
Water Supply	Public (Buyer to verify)	Sewer	Public Sewer (Buyer to verify)
Gas	Natural Gas (Buyer to verify)	Laundry	Area (In hallway - Buyer to verify)
Showing Instructions	Lock Box Vacant, Other (See Remarks)	Send to Zillow	Yes

Presented By: James Outland Lic: 01314390 / Outland & Associates Real Estate

Based on information from the Tehachapi Area Association of REALTORS® (alternatively, from the Tehachapi MLS).

All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

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U.S. Patent 6,910,045

Any offers of compensation are made only to participants of the MLS where the listing is filed.