

Agent Full

206 Purisima Street, San Pablo, California 94806

Listing



MLS #: **ML81767817**
Beds: 3
Baths (F/P): 3 (2/1)
Apprx. Bldg: 1,401 SqFt (Tax)
Apprx Lot: 1,374 SqFt (Tax)
Apprx Acr: 0.032 Acres
Age/Yr Bilt: 4/2015 (Tax)
Parcel#: 416-230-032-3
DOM: 26
LA: [Henry Chung](#)
LA Ph: (650) 219-8928
Walk Score: [83](#)



206 Purisima Street, San Pablo 94806

County: Contra Costa
Area: 1601 - San Pablo Proper
Class: Res. Townhouse /
Land Use: Townhouse/Rowhouse
Comm: 2.25%
L.Type/Service: Exclusive Agency,
Special Info: Not Applicable
Ownership: Common Interest Development
Fin Terms: Cash or Conventional Loan, FHA
Public:

Status: **Active**
Orig Price: \$525,000
List Price: **\$525,000**
Sale Price:
\$/SqFt: \$374.73
Zoning: r

Dates
Original: 09/09/2019
List: 09/09/2019
Sale:
COE:
Expires: 02/29/2020
Off Mrkt:
Incorp: No

Possession: City Limit: Yes
Address: 206 Purisima Street, San Pablo, CA 94806; 4 Yrs new 3 Bed/2 & Half Bath Townhouse For Sale, \$525,000. **MLS#:** ML81767817; **APN:** 416-230-032; **AREA:** 1,401 SF; **LOT:** 1,373 SF It locates in a beautiful private Elegant Gated complex, the Village of Abella stunning corner property available. 2-Story with attached 2-car garage. Ultimate privacy with master bedroom, other 2 Bed/2 Bath upstairs & 1/2 Bath down. The kitchen comes with tile countertop, beautiful kitchen cabinet, stainless steel refrigerator & living room & dining room. Close to Contra Costa College, shopping, school, parks & recreation. Easy access to public transit, Fwy 80, newly renovated Hilltop Mall. The property to be sold in its present and "AS-IS" condition. Pre-escrow opened with Old Republic Title Co. at 2566 Ocean Ave, SF. Offers submit to Henry Chung at hkhkus@gmail.com, Ph: 650-219-8928. Seller reserve the right to accept or reject any offer. **ALL INFORMATION DEEMED TO BE RELIABLE, BUT NOT GUARANTEED.**

Private: The property is to be sold in its present and "AS-IS" condition. Seller research the right to accept or reject any offer. **LA: HENRY CHUNG, Ph: 650-219-8928, Email: hkhkus@gmail.com, Website: www.123henry.com** Pre-escrow at Old Republic Title at 2566 Ocean Avenue, San Francisco, CA 94132. Escrow officer, Linda Yee, Ph: 415-239-6165.

Showing & Location

Showing Information

Occupied By: Tenant
Show Contact: HENRY CHUNG
Phone: (650) 219-8928
Instructions: 24-Hour Notice Required, Appointment Only, Lockbox - None
Owner: Le Lawrence
Show type: Call Agent
Add Instruct: 24 Hours notice to show is needed.
Gt.Code: 5457

Map

X Street: Pdua Street & Buena Ventura Street
Directions: From Bay Area: From 80 North, TURN LEFT on San Pablo Avenue & drive for High: about 1 mile. RIGHT TURN ON Rd 20 for 400 feet, TURN LEFT on Paseo Way and you will see a Gate. Call 650-219-8928 to get Gate code. TURN LEFT on Padna St and RIGHT on Purisima St.
School
Elem: **Lake Elementary / West Contra Costa Unified**
Middle: Helms Middle
High: **Richmond High / West Contra Costa Unified**

Prop Faces: North
Building #: Open House

10/06/2019 1:00PM-4:00PM
Host: Henry Chung
From Bay Area: From 80 North, TURN LEFT on San Pablo Avenue & drive for about 1 mile. RIGHT TURN ON Rd 20 for 400 feet, TURN LEFT on Paseo Way and you will see a Gate. Gate code: 5457. TURN LEFT on Padna St and RIGHT on Purisima St.

Features

Accessibility: None
Bathroom: Shower over Tub - 1
Bedroom:
Horse: No
Interior: Walk-in Closet
Kitchen: Countertop - Tile, Dishwasher, Oven Range - Gas, Refrigerator (s)
Communication:
Construct Type:
Laundry:
Lot Desc: -

Cooling: Central AC
 Dining Rm: Formal Room
 Energy Sav: Double Pane Windows
 Ext. Amenities:
 Family Room: No Family Room
 Fence:
 Fireplace:
 Flooring: Carpet
 Unit Floor #:
 Unit Desc.: End Unit
 Foundation: Concrete Perimeter and Slab
 Heating: Central Forced Air - Gas

Other Rooms:
 Pool YN: No
 Pool / Spa: None
 Prop Condition:
 Roof: Tile
 Security: Fire System - Sprinkler
 Soil Condition:
 Stories: 2
 Floor in Build: 2

Garage/Parking

Garage: 2
 Carport:
 Open Parking:
 Features: Attached Garage

Structure(s)

Type:
 O.S. Desc:
 O.S. Size:

Complex/HOA

Complex Name:
 C. Amenities:
 HOA Name: ABELLA
 HOA Fee: \$318/
 HOA Docs:
 HOA Doc Fee:

#Units N Com:
 C. Restrictions:
 HOA Phone:
 HOA Covers: Common Area Electricity, Common Area Gas, Garbage, Insurance - Common Area
 HOA Trsfr Fee:
 #Units N Build: 1

Utilities

Sewer: Septic Connected
 Water: Water On Site

Electricity: Individual Electric Meters, Natural Gas
 Distribution

Consumer Site: Yes
 Address Format: Show Full Address

VOW-AVM: Yes
 VOW-Comment: Yes
 Documents and Disclosures

Green Rated: Yes
 POS Ord.: Yes
 Hazard: NHDS Report
 Other: Home Warranty - Split 50/50, Property Inspection, Termite Report
 Disclosures URL:
 Current Rent: \$3100

TIC Agree:
 Trnsf Tx:

Contact Information

LA: [Henry Chung](#) LA Ph: (650) 219-8928 LA Fx: (650) 991-3630
 LA Lic#: 01105154 LA Em: hkhkus@gmail.com
 LO: [DCP Realty- Coastwide Real Estate Inc. \(B.Lic#01416862\)](#) LO Ph: (650) 991-3600 LO Fx: (650) 991-3630

History

Additional Photos

Disclaimer: The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2019 MLSListings Inc.

History

Listing History from MLS
 MLS#: [ML81767817](#)
 Active

[206 Purisima St San Pablo 94806](#)

PropType: 1



Change Date	Field Name	Old Value	New Value	Current Price	Broker Code	Dist / Sell Office	Change Type
09/09/2019	Status		A (\$525,000)	\$525,000	CHH.1	DCP Realty- Coastwide Real Estate	Listing

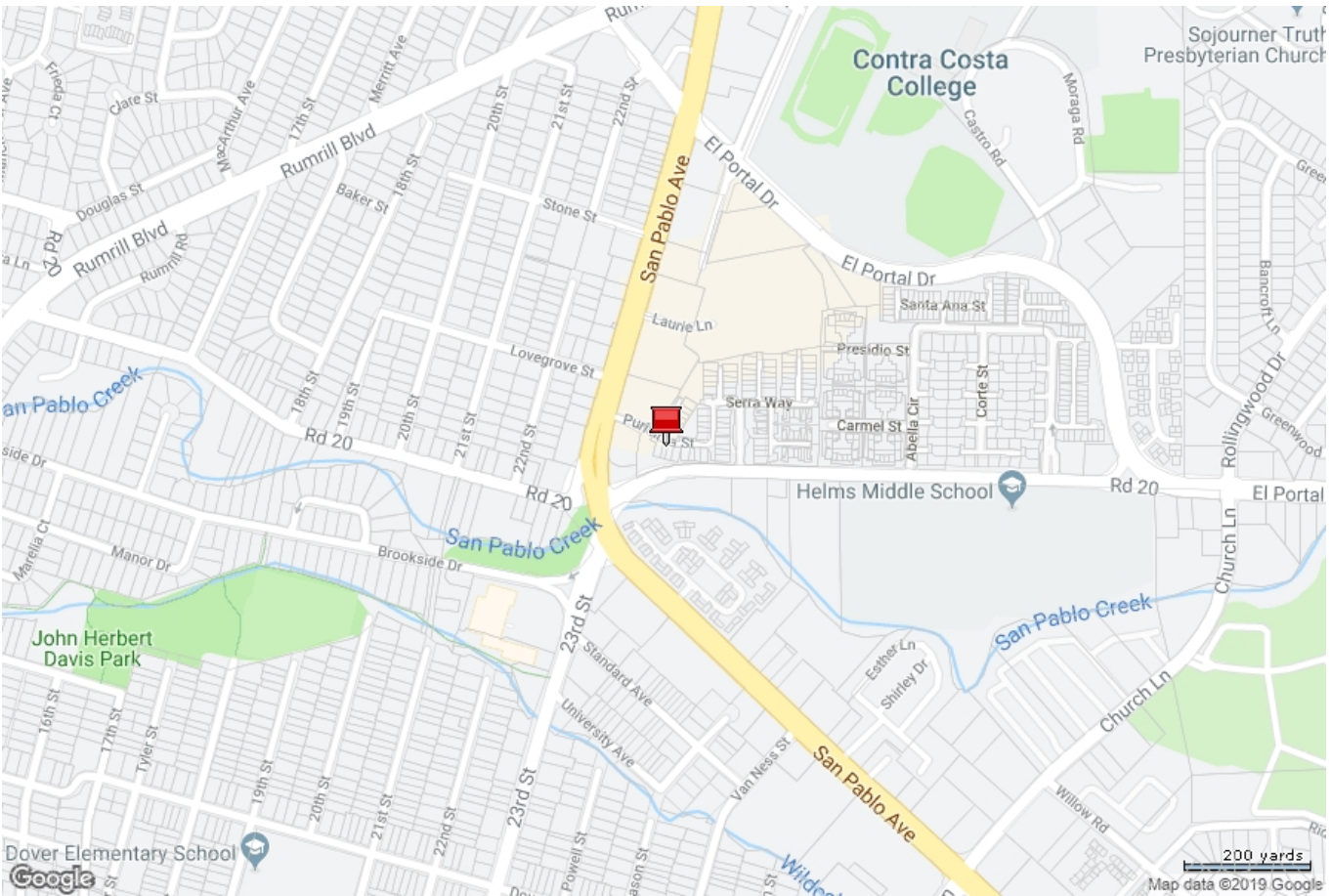
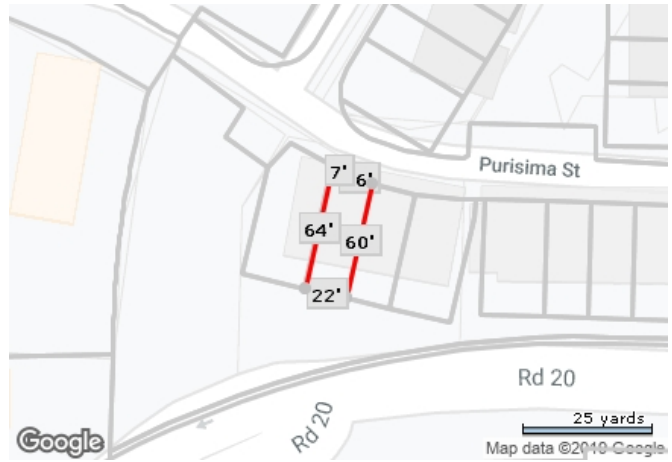
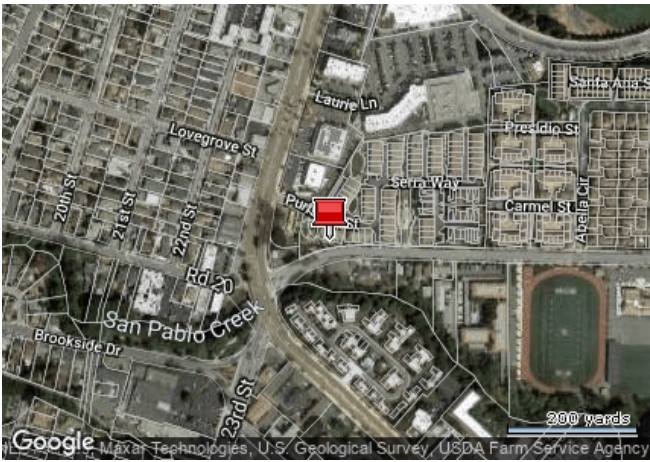
Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type
11/03/15	10/08/15	\$414,000		Le Lawrence	Kb Home South Bay230817 Inc		Grant Deed
12/10/13	12/04/13	\$5,200,000		Kb Home South Bay Inc	Redus El Llc	284359	Grant Deed
04/02/13	04/02/13		Y	Redus El Llc	Signature At Abella Llc	81431	Deed In Lieu Of Foreclosure
04/24/06				Signature At Abella Llc	Owner Record	126151	Deed (Reg)

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code	Mortgage Type
08/31/2016	\$312,000	Premier Lndg	REFI	CONVENTIONAL

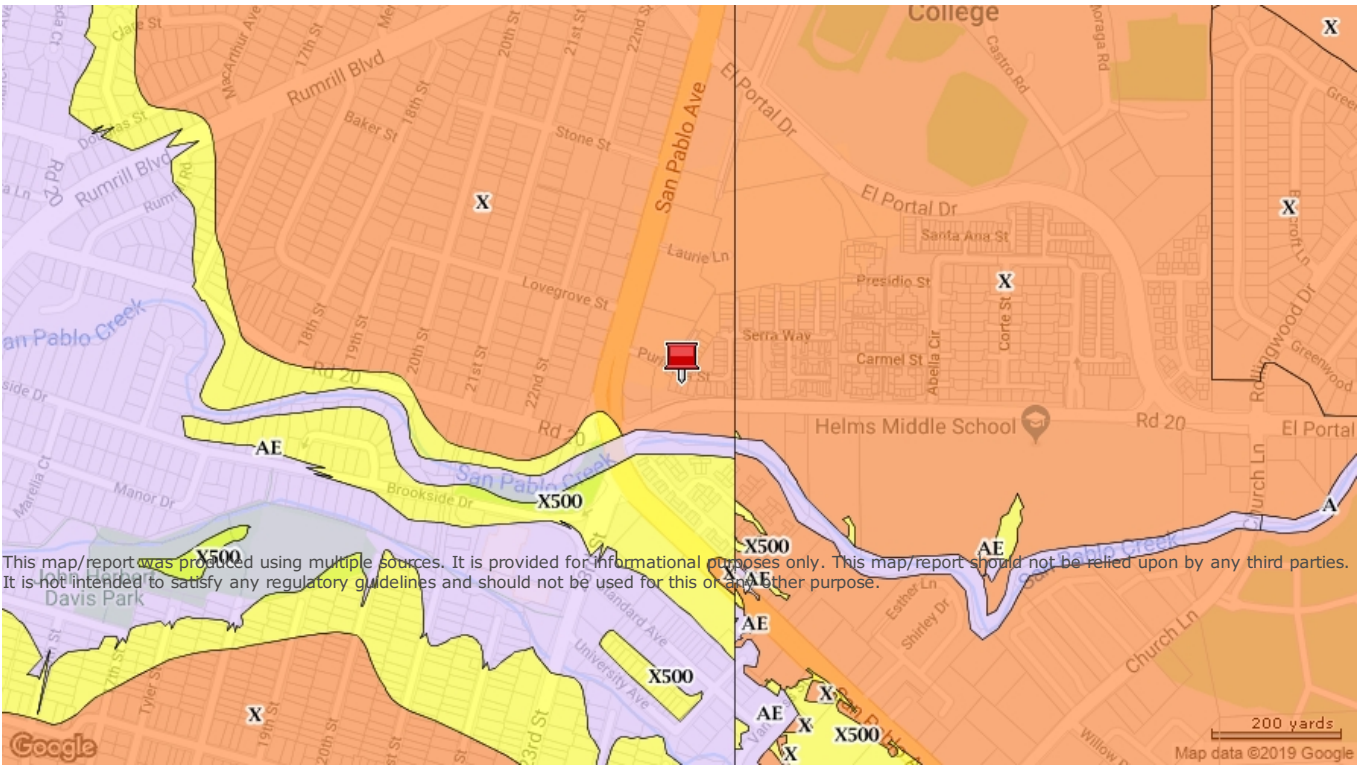
Parcel Map



Flood Map

Flood Zone Code: X
 Flood Zone Date: 09/30/2015
 Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

Flood Zone Panel: 06013C0228G
 Special Flood Hazard Area (SFHA): Out



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area