



**MARIO PEREZ**

Marthel Real Estate - [www.MarthelRealEstate.com](http://www.MarthelRealEstate.com)  
Specializing in buying & selling real estate.



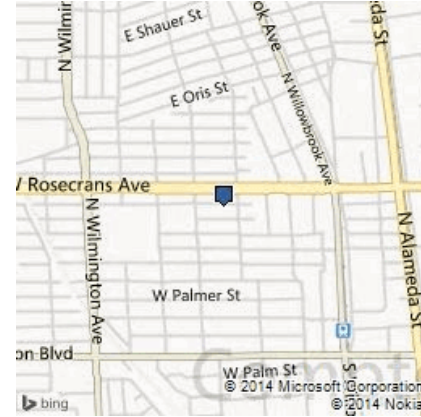
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**418 W Spruce ST Compton 90220**

Status: **Active**  
List Date: **06/11/2014**

ML#: **CV14124999**  
PType: **Single Family Residence(D)**

List Price: **\$229,000**  
Orig Price: **\$239,000**



Bed:	<b>2</b>	APN#:	<b>6151018006</b>	Yr Built:	<b>1958/ASR</b>	Area:	
Bath(F,T,H,Q):	<b>1,0,0,0</b>	Zone:		Complex:		MB:	
Sqft (S):	<b>1,121 (S)</b>	Ac/LSqft(S):	<b>0.06/2,496 (A)</b>	Bld Name:		DOM:	<b>30</b>
\$/Sqft:	<b>204.28</b>	Lot Dim:		# Units:	<b>1</b>	CDOM:	<b>197</b>
Stories:	<b>One Level</b>	Entry Level:		HOA:		View:	<b>No</b>
Stories Total:		Entry Loc:		55+:	<b>No</b>	Pool:	<b>No</b>
SchDist:		Land:	<b>Fee</b>	Lease?:	<b>No</b>	Patio:	
Elem:		Horse:		Highsch:		FP:	<b>No</b>
Sale Type:	<b>Standard</b>	Midsch:					

Description: **Back on the market! Subject of cancellation of current escrow. Hurry make your offer. Ready to move in, Remodeled, comfortable home. Freshly painted in neutral tones. New windows provides plenty of natural lighting. New laminated and tile flooring throughout. Updated electrical system with new light fixtures and ceiling fans in all rooms. Home at walking distance to schools and convenient located to necessary amenities and shopping areas. Cozy living room has direct access to kitchen and garage. Updated kitchen features new granite countertops and plenty of cabinets. Spacious bedrooms are in the back part of home for privacy. Bathroom has been rehab. Front yard is fence it. Property profile show 931 SF of living space. Seller had added about 190 SF of living space with permits, now totaling about 1121 SF of living area. Seller will prefer a short escrow.**

**Features**

Appliances:		Interior Feat:	
Common Walls:	<b>No Common Walls</b>	Laundry:	<b>In Garage</b>
Construction Mats:		Other Structures:	
Cooling:	<b>None</b>	Parking:	
Direction Faces:		Rooms:	<b>All Bedrooms Down, Living Room</b>
Door Feat:		Structural Condition:	
Eat Area:	<b>Area</b>	Utilities:	
Floors:	<b>Ceramic Tile, Laminated</b>	View:	<b>None</b>
Heating:	<b>See Remarks</b>	Windows:	
HOA:			

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Accuracy of square footage, lot size and other information is not guaranteed.