

## Photo Report

**21870 GRANADA AV**

**CU Area 18 County SCC DOM: 7**



|                             |                         |                             |
|-----------------------------|-------------------------|-----------------------------|
| Price: <b>\$650,000</b>     | #Bed: <b>2</b>          | Mls# <b>503813</b>          |
| X Street: <b>Orange</b>     | #Bath: <b>2</b>         | Status: <b>SOLD</b>         |
| Tract: <b>granada hills</b> | Age: <b>51</b>          | Zoning: <b>R1-8</b>         |
| Builder:                    | APN#: <b>357-16-024</b> |                             |
| Stories: <b>1 STORY</b>     | Barclay: Pg. <b>52</b>  | Hz. <b>19</b> Vt. <b>66</b> |
| Gar: <b>1 CAR CARPRT</b>    | Thomas: Pg. <b>852</b>  | Grid <b>B1</b>              |
| Fireplace: <b>YES</b>       | Lot Description         | Schools                     |
| Pool: <b>NONE</b>           | <b>4500+ - 6500 SF</b>  | ES <b>85</b>                |
| Sq Ft: <b>1,060</b>         | <b>DECK</b>             | ED <b>455</b>               |
| View:                       | <b>FENCED YARD</b>      | MS <b>84</b>                |
|                             |                         | HS <b>260</b>               |
|                             |                         | HD <b>475</b>               |

Type: **DETACHED** Style: **RANCH**

|                     |       |       |
|---------------------|-------|-------|
| Dining              | Rooms | Areas |
| <b>NONE</b>         |       |       |
| <b>SEP FR</b>       |       |       |
| <b>EAT IN KTCHN</b> |       |       |

|                       |            |    |
|-----------------------|------------|----|
| Heating/Cooling       | Dimensions |    |
| <b>ELECTRIC HEAT</b>  | MB         | DR |
| <b>BASEBOARD HEAT</b> | FR         | KT |
|                       | LR         |    |
| <b>NO COOLING</b>     |            |    |

Walking to Lincoln, Kennedy, Monta Vista, De Anza, cottage is on the backyard has bath and kitchen without permits, call agent for details, offers with signed disclosures, open 1-29 & 30. disclosures at: [www.myscrowinfo.com](http://www.myscrowinfo.com) PW: 86d7ba8

**RE/Max Real Estate Services**  
**408-252-9800** Fax: **408-884-1900**  
 SUPRA KEYSAFE GO DIRECT  
 EXCL RIGHT(ER)  
 Listing Type Desc.:

|  |                                      |         |
|--|--------------------------------------|---------|
| <b>VINH TRAN</b>   | <b>408-252-9800</b>                  | Tour 1: |
| Occupied By: <b>V go direct</b>                              |                                      | Tour 2: |
| LD: <b>01/25/05</b> XD: <b>07/31/05</b> SP: <b>\$785,000</b> | SA: <b>ARUNA BATRA</b>               |         |
| Sold Info: CE: <b>03/01/05</b> SD: <b>02/01/05</b>           | FN: <b>CONV</b> SB: <b>REMAX. 01</b> |         |

2/7/05

## A recommendation for Vinh Tran.

Vinh recently helped me sell my house in Cupertino. I had originally considered selling it myself, but decided to hear what Vinh had to say. After one twenty-minute meeting, I realized that Vinh's knowledge of the Cupertino real estate market would be indispensable.

Vinh had a number of suggestions about fixing up my house to get the best price. Not only did he make suggestions, but he helped me line up contractors to do the work. This was much welcomed based on my busy schedule at the time.

Once listed, Vinh brought in 18 offers in just over a week. The winning offer was beyond my expectations. Needless to say, I was pleased.

Through it all, Vinh was very professional & helpful. He really knows his stuff & he is a hard worker. I most highly recommend Vinh Tran to any one seeking to sell their property in the Cupertino area.

Thanks Vinh!

21870 Granada ave.

John Stronchan  
Granada Ave, Cupertino