

1915 ROSEGLLEN AVE.

SAN PEDRO, CA 90731 | MLS #: SB14172872

\$635,000 | 4 BEDS | 2 BATHROOMS | 2 CAR PARKING | 2049 SQUARE FEET



View Online: <http://www.viewlisting.info/31018>
For Instant Photos: Text 297454 To 415-877-1411

Great opportunity for those who like to entertain to own a pool home with wonderful curb appeal in the desirable Taper School area. This charming Cape Cod style home is situated on a small cul-de-sac and with it's manicured front yard and inviting porch area. Open floor plan combines the main living room, kitchen, dining area & family room to create a great space for entertaining. From there you can go out to the wonderful rear yard that features a solar-heated pool and elevated patio area. Well-designed interior features one bedroom on the main floor and three bedrooms and a bath on the upper level. Two car attached garage with laundry area, pull-down latter to storage area and direct access to interior of home. Other features include dual-pane windows, wood laminate flooring, new carpet in upper bedrooms, central air conditioning and solar heating system for the pool. Addition of 480 sq ft appears to be permitted as enclosed patio, buyer to...



- Great curb appeal
- Cul-de-sac location
- Short walk to Taper Elementary
- Open floor plan
- Wood laminate flooring
- Upgraded kitchen
- Sparkling pool with solar heating
- Great home for entertaining



AGENT INFORMATION

Gary Krill Jr
P: 310-732-1202
M: 310-994-3922
License # 01086159
gary@sellnsp.com
www.sellingsanpedro.com

Krill & Assoc./Keller Williams Realty
702 S. Weymouth Ave.
San Pedro, CA 90732



FINANCING QUESTIONS:

Lanny Setka and Vanessa Jezin
P: (310) 514-3339
M: (310) 938-1944
License # 311364 / 231292
lsetka@firstcal.net
www.firstcal.net/setka

First Cal
15 Miraleste Plaza
Rancho Palos Verdes, CA 90275

□ □

*Diamond Lane is available for purchase transactions only. Loan package must be submitted to underwriting by 9 a.m. Conditions in by 11 a.m. for same day underwrite. TOGETHER WE PROSPER®, FIRST CAL DEALWORKS & Design, and FIRST CALIFORNIA MORTGAGE COMPANY are trademarks and the property of First California Mortgage Company. First California Mortgage Company is an Equal Housing Lender and is registered through NMLS #24055. Licensed through Arizona Dept. of Financial Institutions #09111115; California Licensed by the Dept. of Business Oversight under the CA Residential Mortgage Lending Act #415.0042 and CFL #6054270; CA Bureau of Real Estate #01375000, Registered in NMLS as a Colorado Mortgage Company; Hawaii Division of Financial Institutions #HI-24055; Idaho Department of Finance, License # MB8102; Nevada Division of Mortgage Lending #3663; Oregon Division of Finance and Corporate Securities #ML-4894; Texas Mortgage Banker and Servicer Registration, and Washington Dept. of Financial Institutions #CL-24055; Utah DFI Registrations (DealWorks only). All information deemed reliable but not guaranteed.