

552 E Carson St # 201, Carson 90745

STATUS: Coming Soon Start Showing: 09/23/2020

LIST PRICE: \$349,710

Located on Carson St, West of Avalon



BED / BATH: 3/2,0,0,0  
SQFT(src): 1,366 (B)  
PRICE PER SQFT: \$256.01  
LOT(src):  
LEVELS: One  
GARAGE: 2/Detached  
YEAR BUILT(src): 2015 (ASR)  
PROP SUB TYPE: CONDO (A)  
DOM / CDOM: 0/0  
SLC: Third Party Approval  
PARCEL #: 7335010140  
LISTING ID: SB20195432

Recent: 09/18/2020 : CS : ->C

[Listing has Supplements](#)  
[Use PEAD in Glide During COVID-19](#)

DESCRIPTION

This condo is part of the Affordable Program through the City of Carson. This a Moderate Income Level product. There are income restrictions on these homes and will have a deed restriction placed on them specifying that these homes remain Below Market Rate homes for forty-five years from the start of the year built. For example (Max Income Allowed): 1-Person Household \$64,900; 2-Person \$74,200; 3-Person \$83,500; 4-Person \$92,750. This three-bedroom two-bathroom condominium, boasts designer selected finishes and oversized windows. This open floor plan includes designer selected finishes, quartz kitchen countertops, luxury vinyl planks, spacious walk-in master closet and two private desks off the living room and master bedroom. Pre-wired for home automation, USB chargers and fiber optic cable. The private, gated, 9.5 acre community provides a sophisticated modern social clubhouse with library, multi-screen theater wall, and entertaining kitchen. Beautifully appointed sundeck with pool, spa and private cabanas. Outdoor lounge with open-air grilling and intimate dining areas and kids' park with play area. Also comes with 2 tandem parking spaces.

EXCLUSIONS: Refrigerator and Washer/Dryer

INCLUSIONS:

AREA: 136 - Central Carson  
SUBDIVISION: /  
COUNTY: Los Angeles  
SENIOR COMMUNITY?: No  
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$349,710  
BASEMENT SQFT:  
COMMON WALLS: 2+ Common  
Walls, End Unit  
PARKING: Assigned, Carport,  
Covered, Gated  
HORSE:  
PROBATE AUTHORITY:

ROOM TYPE: Kitchen, Living  
Room, Master Bathroom,  
Walk-In Closet  
EATING AREA: Dining Room

COOLING: Central Air  
HEATING: Central  
VIEW: Neighborhood  
WATERFRONT:  
LAUNDRY: Gas Dryer Hookup, In  
Closet, Inside

PROP SUB TYPE:  
Condominium (Attached)

STRUCTURE TYPE: Multi Family

COMMON INTEREST: Condominium

INTERIOR

INTERIOR: Open Floorplan, Recessed  
Lighting  
MAIN LEVEL BEDROOMS: 3  
MAIN LEVEL BATHROOMS: 2

ACCESSIBILITY:  
APPLIANCES: Dishwasher, Gas Oven,  
Microwave  
KITCHEN FEATURES: Quartz Counters  
BATHROOM FEATURES: Shower in Tub,  
Double Sinks In Master Bath, Exhaust  
fan(s)

FLOORING: Carpet, Tile, Vinyl  
ENTRY LOC/ENTRY LVL: /  
FIREPLACE: None

EXTERIOR

EXTERIOR:  
FENCING:  
DIRECTION FACES:

SECURITY: Automatic Gate,  
Carbon Monoxide  
Detector(s), Card/Code  
Access, Fire and Smoke  
Detection System, Fire  
Sprinkler System, Gated  
Community  
SEWER: Public Sewer

LOT: Close to Clubhouse  
POOL: Association, Heated,  
In Ground

PATIO/PORCH: Deck  
SPA: Association, Heated

BUILDING

BUILDER NAME: **Community Dynamics**  
MAKE:  
BUILD MODEL:  
TAX MODEL:

ARCH STYLE:  
DOOR:  
WINDOW: **Double Pane Windows**

ROOF:  
FOUNDATION DTLS:  
PROP COND: **Turnkey**

CONSTR MTLs:  
OTHER STRUCT:  
NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Detached** PARKING TOTAL: **2** GARAGE SPACES: **2** CARPORT SPACES:  
UNCOVERED SPACES: # REMOTES: RV PARK DIM:

**GREEN**

GREEN BLDG VERIFICATION TYPE: GREEN VERIFICATION BODY: GREEN VERIFICATION YR: GREEN VERI. RATING:  
GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:  
WALK SCORE:

**POWER PRODUCTION**

POWER PROD TYPE: POWER PROD SIZE: POWER PROD YR INSTALL: POWER PROD ANNUAL:  
POWER PROD ANNUAL STATUS:

**COMMUNITY**

HOA FEE: **\$456.52/Monthly** HOA NAME: **Veo Flats** HOA PHONE: **949.713.5665** # OF UNITS: **1**  
HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY: **152**  
COMMUNITY: **Sidewalks, Street Lights** HOA AMENITIES: **Pool, Spa/Hot Tub, Fire Pit, Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Clubhouse, Billiard Room, Recreation Room, Maintenance Grounds, Trash, Pet Rules, Management, Controlled Access** STORIES TOTAL: **4**

HOA MANAGEMENT NAME: **IDS Asset Management**  
HOA MANAGEMENT NAME 2:

**LAND**

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: TAX LOT: **1**  
PARCEL #: **7335010140** LAND LEASE AMT FREQ: ELECTRIC: TAX BLOCK:  
ADDITIONAL APN(s): **No** LAND LEASE PURCH?: WATER SOURCE: **Public** TAX TRACT #: **71533**  
LAND LEASE RENEW: LOT SIZE DIM: ZONING:  
ASSESSMENTS: **None**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Los Angeles Unified** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:  
ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

**LISTING**

**DATES**

BAC: **\$1000** TERMS: **Cash to New Loan** LIST CONTRACT DATE: **09/18/20**  
BAC RMRKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE: **09/23/20**  
DUAL/VARI COMP?: **No** LIST SERVICE: **Full Service** ON MARKET DATE:  
LEASE CONSIDERED?: **No** AD NUMBER: PRICE CHG TIMESTAMP:  
CURRENT FINANCING: DISCLOSURES: **CC And R's, Homeowners Association** STATUS CHG TIMESTAMP: **09/18/20**  
POSSESSION: MOD TIMESTAMP: **09/18/20**  
SIGN ON PROPERTY?: **No** INTERNET, AVM?/COMM?: **Yes/Yes** EXPIRED DATE: **03/31/21**  
CONTINGENCY LIST: INTERNET?/ADDRESS?: **Yes/Yes** PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY:  
PRIVATE REMARKS: **The requirements for this Affordable Program are in the Supplements Section. \*HOA fees are split in two payments Sub and Master, which includes upkeep of all amenities, gardening, trash, exterior insurance, and management fees.\* To see if your buyers qualify, please contact Nick Do at US Bank 310.210.9588 or Nick.Do@USBank.com. If approved by the lender, the City of Carson will also need to give their approval as well. Due to the restricted sales price, the BCO is only \$1000. Buyers to rely on their own investigations.**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: **None** OCCUPANT TYPE: **Owner**  
SHOW CONTACT NAME: **Jennifer** LOCK BOX TYPE: **None** OWNER'S NAME:  
SHOW CONTACT PH: **626.278.9831** 

SHOW INSTRUCTIONS: **"Before" showing, anyone interested in this Affordable Program home, must get pre-approved or cross qualified by the Preferred Lender, Nick Do US Bank 310.210.9588. Then must sign a PEAD Visitor form, wear a face mask and gloves.**

DIRECTIONS: **Located on Carson St, West of Avalon**

**AGENT / OFFICE**

**CONTACT PRIORITY**

LA: (**SBPESKJEN**) **Jennifer Pesko**  
CoLA:

LA State License: **01713262**  
CoLA State License:

1.LA CELL: **626-278-9831**  
2.LA EMAIL: **JenniferSellsLA@gmail.com**

LO: ([sb1292020](#)) [Thompson Team Real Estate, Inc.](#)

LO PHONE: **310-493-2177**

CoLO:

CoLO PHONE:

LO State License: [02069081](#)

LO FAX: **310-372-3545**

CoLO State License:

CoLO FAX:

Offers Email: [JenniferSellsLA@gmail.com](mailto:JenniferSellsLA@gmail.com)

COMPARABLE INFORMATION
------------------------

---

CLOSE PRICE:

LIST PRICE: **\$349,710**

LIST \$ ORIGINAL:

PURCH CONTRACT DATE:

DOM/CDOM: 0/0

BA: ( )

BO:

BA State License:

BO State License:

CoBA: ( )

CoBO:

CoBA State License:

CoBO State License:

BUYER FINANCING:

CONCESSIONS \$:

CONCESSION CMTS:

END DATE:

AGENT FULL: Residential LISTING ID: SB20195432

Printed by Jennifer Pesko, State Lic: 01713262 on 09/18/2020 12:47:00 PM