

# James Garcia

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**1262 WENSLEY AVE**  
El Centro, CA 92243

3  
Beds

Baths 2.00  
(2F 0T 0H 0Q)

1,639/AS  
Sqft

Single Family  
**SP \$195,000**



Sold



Subdivision	Western Acres Subdivision
List Price Per Sqft	\$118.97
Lot Size	6,325/AS
CFD	No / \$0.00
MLS#	172242161C
APN	053363022000
Year Built / Age	1948 / 69
Sale Type	Standard

**Directions:** Head south on Imperial Avenue and make a left on Vine St. Make a right on 14th St. and head south until you reach Wensley Ave. House will be on North side of Wensley Ave.

**Remarks:** Cute 3 bed 2 bath home in a nice and quiet neighborhood on Wensley Ave! This home has had so much care by the owners and many updates throughout the last several years! From the street, you will notice the covered porch and 1 car attached garage with newer sectional garage door. Walking in, you will enter the great room which includes a dining area and a large family room. You will immediately notice the beautiful touches such as the designer color paints, laminate wood flooring, ceiling fans, new light fixtures, updated six panel doors and updated baseboards. The master bedroom features mirrored closet doors and a fireplace and its own attached master bathroom. The third bedroom, which is currently used as an office, has tile planks that mimic wood flooring (this bedroom has a full closet). Other great features include updated bathrooms, alley access with a new custom gate, storage room at the rear of the home, rear covered patio, and more! Come see!

Community/Development		Structure Info		Contract Info		DOM 9
HOA Dues	\$0	Stories	1	List Date	04-25-2017	
Complex/Assoc Name		Attached/Detached	Detached	List Price	\$195,000	
Assoc Amenities		Guest House/Studio	None	LP/SqFt	\$118.97	
Assoc Fees Include		PUD		Orig List Price	\$195,000	
Assoc Pet Rules		Sewer	City	Status Date	06-23-2017	
Community Features		Gas	Natural			
		Water	City			

Land/Lot Info		Parking Details		Sale/Sold Info	
Zoning		Parking Type	Garage, Garage - 1 Car	Contract Date	05-04-2017
Lot Acreage	0.145	Total Spaces	2	Sold Date	06-23-2017
Special Zone		Covered Spaces	1	Sold Price	\$195,000
Addl Parcel	No	Uncovered Spaces	1	SP/SqFt	\$119
Lot Dimen		Garage Spaces	1	Sale Terms	FHA
Lot Descr		Carport Spaces	0	SP/LP	100.00%

Interior Features		Exterior Features	
# Fireplaces/Details	1	Pool	None
AC/Cooling	Ceiling Fan, Central	Spa	None
Heating	Central	Roofing	Flat Roof
Flooring	Carpet, Tile	Fence	Wood
Laundry	Outside	Patio	Covered, Covered Porch
Equip/Apppl	Oven/Range-Gas	Exterior Constr	Stucco
Rooms	Dining, Kitchen, Living, Master Bedroom, Walk-In Closet	Foundation	Foundation - Concrete Slab
		Style	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2017 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: James Garcia CalBRE# 01767515



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