

# 12 RUMFORD ST

LADERA RANCH, CA 92694 | MLS #: OC13201309

**\$419,000** | 2 BEDS | 2 BATHROOMS | 2 CAR ATTACHED GARAGE | 1,300 SQUARE FEET



View Online: <http://www.12Rumford.com>  
For Instant Photos: Text 309474 To 415-877-1411

SOLD! \$419,000.00 11/05/2013. Previously listed by another brokerage and it did not sell for 120 days. Listed by IML Real Estate and under contract/in escrow within 5 days. We get results! Choosing the right agent is crucial to your success.

SIMPLY AMAZING-BETTER THAN A MODEL HOME - Welcome to the highly sought after Davenport tract in Ladera Ranch. The distinctive exterior styling, very open floor plan, 2 spacious bedrooms (including master suite), 2 bathrooms, and a 2-car garage make for a townhome that is both functional and visually appealing. DESIGNER UPGRADES ABOUND! Amazing upgraded woodwork throughout includes crown molding, 6 inch baseboards, custom window casing, & wainscoting throughout. Some of the immaculate upgraded amenities include... Gorgeous Bamboo hardwood, stone & tile floors throughout, huge kitchen island, Caesar-stone kitchen countertops, granite bathroom co...

- Bamboo Floors
- Crown Molding
- Custom Baseboards
- Stainless Steel Appliances
- Open Floor Plan
- Large Kitchen Island



## AGENT INFORMATION



### Dave & Ingrid Gubler

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Disclaimer: All information deemed reliable but not guaranteed.

## ABOUT DAVE & INGRID GUBLER

Your success is our #1 priority and our success in real estate has been based on one thing... putting your needs first! You don't want or need to be "sold". What anyone looking to sell or buy a home can truly use is a team of Realtors that are knowledgeable, experienced and willing to work hard to safeguard your interests. We're passionate about real estate because there is no greater purcha...