



16626 Orangewind Lane Riverside, CA

\$625,000.00



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\$37,700k PRICE REDUCTION from original date of listing!
MOTIVATED SELLER'S! "The Orchards" is one of the most desirable

communities in Riverside with ridiculously low HOA fees. Want a sparkling pool and spa? Potential for RV parking, 1 bedroom and bath/shower are located downstairs. Extras: The roof was redone last year and has warranty. **NEW: Roof, Pool Heater & new**

house fan has been installed to bring in the fresh outside air in and circulate the air to keep the home fresh and cool. The front yard is gated and is lined with shady trees, along with green plush grassy yard. Set your eyes on tall & strong palm trees that flow with the soft fall breezes and taste the fruit from your juicy citrus trees. **MUST SEE THIS TURNKEY HOME IN YOUR PRIVATE PARADISE!** The neighborhood mainly has large lots (many gated) and are surrounded by trees to give you and your neighbors



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Douglas Elliman Real Estate

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Financing Notes	VA Fixed Rate	JUMBO Fixed Rate	JUMBO Fixed Rate
Sales Price	\$641,300	\$641,300	\$641,300
% Down	0.00%	15.00%	20.00%
First Loan	\$655,087	\$545,105	\$513,040
Term	30 Years	30 Years	30 Years
Rate	4.750%	5.125%	4.875%
APR*	4.985%	5.417%	4.952%
CASH TO CLOSE			
Down Payment	\$0	\$96,195	\$128,260
Closing Costs	\$2,877	\$5,549	\$5,453
Prepays/Impounds	\$7,526	\$8,431	\$7,275
Total \$ Required	\$10,403	\$110,175	\$140,988
HOUSING EXPENSE			
First Loan P & I	\$3,417	\$2,968	\$2,715
Taxes, Ins & MI	\$828	\$1,001	\$828
Homeowners Assoc.	\$37	\$37	\$37
Total Monthly Pmt	\$4,282	\$4,006	\$3,580

*APR = Annual Percentage Rate



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