

# FOR SALE

16614 TRAILBLAZER AVE.

CHINO, CA 91708

- \* Low HOA
- \* No Solar Payment- fully paid

- 5 BEDROOMS
- 4.5 BATHROOMS
- 3,346 SQ.FT.
- 6,571 SQ.FT. LOT



Welcome to your dream home in one of Chino's most desirable neighborhoods. This beautifully maintained, nearly new residence offers 5 bedrooms, 4.5 bathrooms, and 3,346 square feet of thoughtfully designed living space, combining modern luxury, comfort, and energy efficiency. Soaring ceilings on both levels create an impressive sense of openness, while abundant natural light enhances the bright and inviting atmosphere throughout. The gourmet kitchen is truly the heart of the home, featuring elegant quartz countertops, an oversized center island, a spacious walk-in pantry, brand-new stainless-steel appliances, dual ovens, a butler's pantry, and extensive cabinetry—perfect for both everyday living and entertaining. The versatile first-floor multi-generational suite offers an ideal setup for extended family, overnight guests, or a private home office. Upstairs, you'll find generously sized bedrooms, beautifully appointed bathrooms, and comfortable living spaces designed to accommodate modern lifestyles. Additional upgrades include an epoxy-finished two-car garage with built-in storage cabinets, a water softener system, and an electric vehicle charger for added convenience. Outside, both the front and backyard have been professionally landscaped with low-maintenance artificial turf, creating a clean, polished appearance while helping reduce water consumption and maintenance costs. Conveniently located near highly rated schools, parks, shopping, dining, and entertainment, this exceptional home also offers easy access to the 15, 91, and 71 freeways. With low HOA fees, extensive upgrades, and the long-term savings of paid-off solar, this property delivers outstanding value and peace of mind. Don't miss this incredible opportunity—schedule your private tour today and experience everything this remarkable Chino home has to offer.

**\$1,200,000**

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It is our goal to make your transition into home ownership unforgettable. Call Kal or MGB Team @ 562-809-2643

<b>For Renters - Why to rent if you can buy home?</b>	<b>Home Owners- New –Refinance program</b>
<p>Purchasing a home is one of life's major landmarks and for some, it is even a dream come true.</p> <div style="border: 2px solid red; padding: 5px;"> <p><b>Loan programs-</b> We have MANY, MANY..... HOME PURCHASE PROGRAM to choose from.</p> <ul style="list-style-type: none"> <li>FHA – VA - Conventional / FHA 203 k –</li> <li>Luxury homes financing- /Jumbo loans up to 10 mil</li> <li>Rent-Lease option to buy</li> <li>CALHFA, Down payment assistance.</li> </ul> </div> <div style="border: 2px solid red; padding: 5px; text-align: center;"> <p><b>Special- Loan Programs</b></p> <p>For Doctors, Nurses, Fire Fighters, Police officers, Teachers, USDA Rural.....</p> <p>Commercial- Gas station, Multi Unit,.....</p> </div> <div style="border: 2px solid red; padding: 5px; text-align: center;"> <p><b>VA – 100 % FINANCING-</b></p> <p>For our Veterans Zero down and no MIP</p> </div> <div style="border: 2px solid red; padding: 5px;"> <p>We have MANY, MANY..... HOME REFINANCE PROGRAM to choose from,</p> <ul style="list-style-type: none"> <li>Free Refinance Analysis /. Stop waiting, Call today To see if you are eligible to refinance</li> </ul> </div>	<p>Refinancing your mortgage is one of the most effective ways of lowering monthly payments, improving cash flow</p> <div style="border: 2px solid red; padding: 5px; text-align: center;"> <p><b>Credit problem-(discuss with us)</b></p> <p>Want to buy home, but have problem with credit? Also program for low Fico UPTO 580 Fico</p> <p><b>Raise your fico score</b>-There are programs designed to quickly assist US Citizens to raise their credit scores to an Acceptable level.</p> </div> <div style="border: 2px solid red; padding: 5px;"> <ul style="list-style-type: none"> <li><b>Amazing Non-QM Programs!</b></li> <li>No taxes, No 4506T, No Transcripts</li> <li>P&amp;L ONLY – No bank statements</li> <li>Bank statements 12 Mos./24mos.</li> <li>Investment program-No Tax/ Rental income only.</li> <li>Super Jumbo P&amp;L - Up to \$10million</li> <li>*** New ADU Loan/ Make unit in the back</li> </ul> <p><b>Commercial loans, Gas station, Business loan, Motel, Apartment.....So many...to choose from</b></p> </div> <div style="border: 2px solid red; padding: 5px;"> <p>Programs are subject to change without further notice. Each program has own requirements. Must meet both investor and lender guidelines to qualify.</p> </div>
Code-(2022- flyer)	

**For Pre-Qualification or Pre-approval letter, Please fill out the form below and fax or email to us ASAP.**

1. Purchase 2. Behind in Payment 3. Cancellation of MIP 4. Refinance or cash out 5. Commercial

**BORROWER INFORMATION - Must be filled out completely - Flyer**

Borrower: _____ <small>(First name) (M.) (Last name) (Suffix)</small>	Co-Borrower: _____ <small>(First name) (M.) (Last name) (Suffix)</small>
Social Security Number: _____ Date of Birth _____ Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Divorced Home Phone Number : _____ Cell _____ E-mail Address: _____ Present Street Address: _____ City: _____ State: _____ Zip: _____	Social Security Number: _____ Date of Birth _____ Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Divorced Home Phone Number: _____ Cell _____ E-mail Address: _____ Present Street Address: _____ City: _____ State: _____ Zip: _____

**EMPLOYMENT INFORMATION**

Employer: _____ Monthly Gross Income: _____ (hourly/weekly/monthly) 2025W2 _____ 2024 W2 _____ 2023 W2 _____	Employer: _____ Monthly Gross Income: _____ (hourly/weekly/monthly) 2025 W2 _____ 2024 W2 _____ 2023 W2 _____
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**NEW HOME PURCHASE INFORMATION - Only if you are purchasing a home**

Purchase Price: \_\_\_\_\_ Have you find the property?  Yes  NO  Down payment funds \_\_\_\_\_  
 \_\_\_ Need down payment assistance (Must meet credit and income guidelines) Loan Type:  FHA  VA  Conventioal  STRS  OTHER  
For Refinance Only. Also to be filled out if you are applying for Refinancing

Reason for refinance \_\_\_\_\_ Present rate \_\_\_\_\_ Loan amt \_\_\_\_\_ Monthly pmt \_\_\_\_\_ Prop tax \_\_\_\_\_ Insurance \_\_\_\_\_

**AUTHORIZATION TO RELEASE INFORMATION**

I / We (undersigned) give MGB Financial services, Inc or its assigns permission/authorization to inquire with standard credit reporting agencies for my/ our credit report. A copy of this authorization may be accepted as an original. This is an inquiry only, not an application.

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Borrower

\_\_\_\_\_  
Date