

**Condominium**



**Residential**

**Attached** res  
2310 Scholarship  
(AA) Airport Area  
**XSTS** Dupont & Jamboree

P496864 **Media** 11

**Bed** 1  
**Baths** 1  
**ASqFt** 725 Builder  
**ALotSz** 0

**View** No View  
**Prkng** Other Parking, Parking Space  
**Garage** 0 **Rem** 2  
**Acres** **RV Acc**

October 18, 2006

Cancelled

**Irvine (IR)**

**Zip** 92612

**Price** \$443,000  
**TGNO** 860G2

**Builder Tract** Area Overview

**Model** A  
**Stories** Mid level  
**YrBlt** 2006 Builder  
**LotDim**

**Num Spc** 1 **Cprt**  
**HOA Dues** \$308 + **Range \$:** N

\$31,000 BELOW the price the same floor plan sold for in the amenities building! This is not located on the busy street like the others available. Brand new condo ~ never lived in! Granite Slab Counters, washer, dryer and refrigerator included. Walk to the pool, jacuzzi, bbq's, gym, basketball court, etc. Amenities include Clubhouse with Catering sized Kitchen, Plasma Screen Television, Pool Table, Conference room, Concierge & security guard. As well as so much more.

**Rooms**

**Rooms:** Inside Laundry  
**Dining Area:** Dining Ell

**Bedroom Features:** Walk-In Closet  
**Living Room Desc:** Living Room

**Amenities**

**Amenities, Other:** Elevator, Home Warranty Plan, Turnkey  
**Pool Desc:** Assoc Pool  
**Spa Desc:** Assoc Spa

**Appliances:** Built-In Gas Range, Dishwasher, Garbage Disposal, Microwave, Refrigerator  
**Security Description:** Fire Sprinklers  
**TV:** Cable TV, TV Satellite Dish

**Interior/Exterior/Structural**

**Floors:** Vinyl Tile, Wall-to-Wall Carpet  
**Structural Condition:** New Construction  
**Patio Characteristics:** Balcony

**Heat:** Forced Air  
**AC:** Central  
**Plumbing:** Full Copper Plumbing

**Lot/Community/Association**

**AP #** 445-181-26 **HOA**\$308 + **Zone** **M Roos** N **Lot/Block/Tract** 3/ /16843 **HS Dist** SA  
**High Sch** Century High School **Elemen** Monroe Elementary **Junior** McFadden Junior High  
**Units** 404 **Lse Trans** **Land Lse/Yr** **Lse Ren** **Lse Exp** **Land Fee**  
**Association Amenities:** Assoc Barbeque, Assoc Club Hse/Rec Facility, Assoc Gym/Exercise Room, Assoc Pool, Assoc Sauna, Assoc Sport Court, Assoc Trash Paid  
**Legal Desc:** CC&RS, Homeowners Association  
**Water:** District  
**Sewer:** In, Connected & Paid

**Financial Information**

**Terms** Cash, Cash To New Loan

<b>1st TD</b>	<b>Type</b>	<b>Interest</b>	<b>Seller Pnts</b>	<b>Tax Amt</b>
<b>2nd TD</b>	<b>Type</b>	<b>Interest</b>	<b>Total Assessed Value</b>	

**Showing Instructions**

**Instr** Go Direct  
**Occupant** Vacant Vacant 714-403 7478  
**Comp** 3.00% **Dual/Var** No **Consider Lease** N **Possession**  
**List Type** Exclusive Right To Sell/Full Service **Gate Code** **LockBox** Front Door  
**Misc** Sign on Property

**Listing Office/Agent Info**

<b>List office</b> Sherman Smith & Associates E504	<b>Phone</b> 714-544-5445	<b>Fax</b> 714-505-1562
<b>List Agent</b> Sabrina Aspesi paspesab	<b>Cell</b> 714-403 7478	<b>Primary</b> 714-544-5445
<b>Agt Email</b> <a href="mailto:arcane2@ix.netcom.com">arcane2@ix.netcom.com</a>	<b>Agt WSite</b>	<b>Res</b> 714-403 7478

**LP Excludes**

**Priv Rmks** Monday-Sunday 10-6 go direct. Please call the agent for directions as to where the home is located in the neighborhood. We are extremely flexible for showing. Commission paid to MLS members only. PRICE JUST REDUCED - \$31,000 less than the last floor plan in amenities building sold for. SELLER IS MOTIVATED! This is the only home available in this floor plan in the amenities building!!!! Agent is on Holiday from 8-17 through 9-1 call office number and ask for Jackie at x205 or call owner.

**Listing Activity**

<b>List Date</b> 02/24/2006	<b>Date Added</b> 02/25/2006	<b>DOM</b> 180	<b>Exp Dt</b>	<b>LP/SqFt</b> \$611.03
<b>Org Price</b> \$485,000	<b>Cur List Prc</b> \$443,000	<b>Comp</b> 3.00%	<b>Prev Price</b> \$485,000	<b>Off market</b> 08/24/2006

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