

**Condominium**



**Residential**

**Attached** res  
 1231 Scholarship  
 (AA) Airport Area  
**XSTS** Dupont / Jamboree  
 P520517 **Media** 2  
**Bed** 1  
**Baths** 1  
**ASqFt** 602 Builder  
**ALotSz** 0  
**View** Park or Green Belt View  
**Prkng** Gated Parking, Parking Space  
**Garage** 1 **Rem**  
**Acres** **RV Acc**

October 18, 2006

Active  
**Irvine (IR)**  
**Zip** 92612 **Price** \$389,990  
**TGNO** 859H7

**Builder Tract** Area Overview  
**Model** 1  
**Stories** Three or More Levels  
**YrBlt** 2006 Builder  
**LotDim**

**Num Spc** 1 **Cprt**  
**HOA Dues** \$301 + **Range \$:** N

New Avenue One Residence 1B, featuring natural granite slab countertops at kitchen and bathroom. Whirlpool appliances, Designer European-style cabinetry and dual glazed energy efficient windows. Located at the heart of commerce and entertainment in Irvine. Close to shopping, museums, theaters, exclusive dining and the beach, making Avenue One a premier Orange County address.

**Rooms**

**Bedroom Features:** Main Floor Bedroom

**Dining Area:** Eating Area, Living Room

**Amenities**

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

**Appliances:** Built-In & Freestanding Range, Dishwasher, Dryer, Garbage Disposal, Microwave, Refrigerator, Washer  
**Security Description:** Fire Sprinklers, Intercom  
**TV:** Cable TV, TV Satellite Dish

**Interior/Exterior/Structural**

**Floors:** Vinyl Tile, Wall-to-Wall Carpet, Wood  
**Roof:** Other  
**AC:** Central  
**Sprinkler:** Sprinkler Timer

**Heat:** Forced Air, Natural Gas  
**Structural Condition:** New Construction  
**Patio Characteristics:** Balcony

**Lot/Community/Association**

|                                     |                    |                                 |                 |                                    |                   |
|-------------------------------------|--------------------|---------------------------------|-----------------|------------------------------------|-------------------|
| <b>AP #</b> P520517                 | <b>HOA</b> \$301 + | <b>Zone</b>                     | <b>M Roos</b> N | <b>Lot/Block/Tract</b> 1/ /16948   | <b>HS Dist</b> SA |
| <b>High Sch</b> Century High School |                    | <b>Elemen</b> Monroe Elementary |                 | <b>Junior</b> McFadden Junior High |                   |
| <b>Units</b> 404                    | <b>Lse Trans</b>   | <b>Land Lse/Yr</b>              | <b>Lse Ren</b>  | <b>Lse Exp</b>                     | <b>Land Fee</b>   |

**Association Amenities:** Assoc Barbeque, Assoc Club Hse/Rec Facility, Assoc Gym/Exercise Room, Assoc Maintenance Paid, Assoc Pool, Assoc Sport Court, Assoc Trash Paid  
**Legal Desc:** CC&RS, Homeowners Association  
**Sewer:** In, Connected & Paid  
**Water:** District

**Financial Information**

**Terms** Cash, Cash To New Loan, Fannie Mae, Freddie Mac

|               |             |                 |                             |                |
|---------------|-------------|-----------------|-----------------------------|----------------|
| <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** Call Listing Office

**Occupant** Vacant Vacant

**Comp** 3.00% **Dual/Var** No **Consider Lease** N

**List Type** Exclusive Agency/Full Service

**Gate Code**

**Possession**

**LockBox** Call Listing Office

**Misc**

**Listing Office/Agent Info**

|   |                           |                             |
|---|---------------------------|-----------------------------|
| <b>List office</b> K. Hovnanian Co. of CA., Inc. PB6701 | <b>Phone</b> 949-660-1130 | <b>Fax</b> 949-756-8722     |
| <b>List Agent</b> Ilona Wiewiorra-Hlavacek pwiewilo     | <b>Cell</b>               | <b>Primary</b> 949-975-8545 |
| <b>Agt Email</b> iwiewiorra-hlavacek@khov.com           | <b>Agt WSite</b>          | <b>Res</b> 949-975-8545     |

**LP Excludes**

**Priv Rmks** 1231 Scholarship is under construction. \$10,000.- Deposit is required. Agents must bring buyers to the Sales Office and register them during their very first visit to Avenue One. Our Sales Office ( 2100 Scholarship ) is open every day from 10 to 6. Please call a Sales Consultant at 949-975-8545 to check ALL available inventory and get priority registration information.

**Listing Activity**

|                             |                               |                   |                             |                         |
|-----------------------------|-------------------------------|-------------------|-----------------------------|-------------------------|
| <b>List Date</b> 06/21/2006 | <b>Date Added</b> 06/21/2006  | <b>DOM</b> 119    | <b>Exp Dt</b>               | <b>LP/SqFt</b> \$647.82 |
| <b>Org Price</b> \$414,184  | <b>Cur List Prc</b> \$389,990 | <b>Comp</b> 3.00% | <b>Prev Price</b> \$414,184 | <b>Off market</b>       |