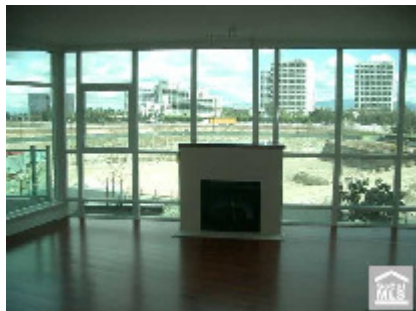


**Condominium**



**Residential**

**Attached** res  
 3141 Michelson Drive 402  
 (AA) Airport Area  
**XSTS** Jamboree / Michelson  
 P522216 **Media** 16  
**Bed** 3  
**Baths** 2  
**ASqFt** 1492 Builder  
**ALotSz** 0  
**View** City Lights View  
**Prkng** Subterranean Parking  
**Garage** 0 **Rem** 2  
**Acres** **RV Acc**

October 3, 2006  
 Closed Sale  
**Irvine (IR)**  
**Zip** 92612 **Price** \$709,000  
**TGNO** 859J6  
**Builder Tract** Marquee at Park Place  
**Model** D  
**Stories** Three or More Levels  
**YrBlt** 2005 Assessor  
**LotDim**

Large model in Marquees. Bright, open, and airy brand new model D with 2 bedrooms plus den. Large balcony with citylight view. Seller will credit buyer 2 year HOA dues based upon the current one at COE which is worth more than \$28,000. Stainless steel appliances and granite counter top. Amenities include pool, spa, gym, theatre, club house, concierge service.

**Rooms**

**Rooms:** Den/Ofc, Inside Laundry  
**Dining Area:** Formal Dining Rm

**Bedroom Features:** Main Floor Bedroom, Master Suite, Walk-In Closet

**Amenities**

**Amenities, Other:** Turnkey  
**Pool Desc:** Assoc Pool  
**Spa Desc:** Assoc Spa

**Appliances:** Built-In Gas Range, Convection Oven, Dishwasher, Garbage Disposal  
**Security Description:** Gated Community  
**Fireplace Location:** Living Room

**Interior/Exterior/Structural**

**Floors:** Wall-to-Wall Carpet  
**Roof:** Other  
**AC:** Central  
**Plumbing:** Full Copper Plumbing

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

**Lot/Community/Association**

<b>AP #</b> P522216	<b>HOA</b> \$1,200+	<b>Zone</b>	<b>M Roos</b> N	<b>Lot/Block/Tract</b> 0/ /0	<b>HS Dist</b> IR
<b>High Sch</b>		<b>Elemen</b>		<b>Junior</b>	
<b>Units</b> 1	<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 Insurance Paid, Assoc Pool, Assoc Sauna  
**Legal Desc:** CC&RS, Homeowners Association  
**Water:** District  
**Sewer:** In, Connected & Paid

**Financial Information**

<b>Terms</b> Cash To New Loan		<b>Interest</b>	<b>Seller Pnts</b>	<b>Tax Amt</b>
<b>1st TD</b>	<b>Type</b>	<b>Interest</b>	<b>Total Assessed Value</b>	
<b>2nd TD</b>	<b>Type</b>			

**Showing Instructions**

**Instr** Appointment Only, Call Listing Office  
**Occupant** Vacant Vacant  
**Comp** 4.00% **Dual/Var** No **Consider Lease** N  
**List Type** Exclusive Right To Sell/Full Service **Gate Code** **Possession** Close of Escrow  
**Misc** **LockBox** No Key Safe

**Listing Office/Agent Info**

<b>List office</b> Prime Associates, Inc. B468	<b>Phone</b> 949-219-0088	<b>Fax</b> 949-219-0895
<b>List Agent</b> Hidek Saida bsaidhid	<b>Cell</b> 949-294-9116	<b>Primary</b> 949-219-0088
<b>Agt Email</b> jack@ocfudosan.com	<b>Agt WSite</b>	<b>Res</b> 949-294-9116

**LP Excludes**

**Priv Rmks** 4% COMMISSION !! 4% COMMISSION !! Yes, it is 4% !! Please take off shoes.

**Listing Activity**

<b>List Date</b> 06/28/2006	<b>Date Added</b> 06/29/2006	<b>DOM</b> 57	<b>Exp Dt</b> 09/27/2006	<b>LP/SqFt</b> \$535.52
<b>Org Price</b> \$829,000	<b>Cur List Prc</b> \$799,000	<b>Comp</b> 4.00%	<b>Prev Price</b> \$829,000	<b>Off market</b> 09/29/2006

**Pending/ Sold Information**

<b>List Price</b> \$799,000	<b>Sold Price</b> \$709,000	<b>Cont Price</b> 709000	<b>Closed</b> 09/29/2006
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**Financing**

**SP/SqFt** \$475.20 **Begin Escrow** 08/24/2006

**Selling Office/ Agent Info**

<b>Sell Office</b> Coldwell Banker Platinum Prop I054	<b>Office</b>	<b>Res</b>
<b>Sell Agent</b> IVEKSJUL		