

Condominium



Residential

Attached res
 1334 Scholarship 256
 (AA) Airport Area
XSTS Dupont / Jamboree

P531734 **Media** 2
Bed 2
Baths 2
ASqFt 1037 Builder
ALotSz 0
View No View
Prkng Gated Parking, Parking Space
Garage 2 **Rem**
Acres **RV Acc**

October 18, 2006

Pending Sale
Irvine (IR)
Zip 92612 **Price** \$545,990
TGNO 859H7

Builder Tract Area Overview
Model 2
Stories Three or More Levels
YrBlt 2006 Builder
LotDim

Num Spc 2 **Cprt**
HOA Dues \$325 + **Range \$:** N

NEW Avenue One Residence 2A, located on the third floor, featuring natural granite slab countertops at kitchen and bathrooms, Whirlpool appliances, Designer European-style cabinetry and dual glazed energy efficient windows. Located at the heart of commerce and entertainment in Irvine. Convenient access to freeways. Close to shopping, museums, theaters, exclusive dining, and the beach, making Avenue One a premier Orange County address.

Rooms

Bedroom Features: Main Floor Master Bedroom, Walk-In Closet **Dining Area:** Eating Area, Living Room
Living Room Desc: 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

Interior/Exterior/Structural

Floors: Vinyl Tile, Wall-to-Wall Carpet, Wood **Heat:** Forced Air, Natural Gas
Structural Condition: New Construction **AC:** Central
Patio Characteristics: Balcony **Plumbing:** Full Copper Plumbing
Sprinkler: Sprinkler Timer

Lot/Community/Association

AP # P531734	HOA \$325 +	Zone	M Roos N	Lot/Block/Tract 1/ /16948	HS Dist SA
High Sch Century		Elemen Monroe Elementary		Junior McFadden	
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 Sport Court, Assoc Trash Paid In, Connected & Paid
Legal Desc: CC&RS, Homeowners Association
Water: District

Sewer:

Financial Information

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

1st TD	Type	Interest	Seller Pnts	Tax Amt
2nd TD	Type	Interest	Total Assessed Value	

Showing Instructions

Instr Call Listing Office
Occupant Vacant Vacant
Comp 3.00% **Dual/Var** Call For Information **Consider Lease** N
List Type Exclusive Agency/Full Service **Gate Code** **Possession**
Misc **LockBox** Call Listing Office

Listing Office/Agent Info

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

LP Excludes

Priv Rmks 1334 Scholarship is under construction. \$ 10,000 deposit is required. Agents must bring buyers to the Sales Office, to 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, temporary incentives and get priority registration information.

Listing Activity

List Date 08/14/2006	Date Added 08/14/2006	DOM 40	Exp Dt	LP/SqFt \$526.51
Org Price \$575,990	Cur List Prc \$545,990	Comp 3.00%	Prev Price \$575,990	Off market

Pending/ Sold Information

List Price \$545,990	Sold Price	Cont Price 545990	Closed
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Financing

SP/SqFt **Begin Escrow** 09/23/2006

Selling Office/ Agent Info