

Condominium



Residential

Attached res
2119 Scholarship
(AA) Airport Area
XSTS Jamboree & Campus

P533393 **Media** 10
Bed 1
Baths 1
ASqFt 602 Builder
ALotSz 0

View Pool View
Prkng Subterranean Parking
Garage 1 **Rem** 1
Acres **RV Acc**

October 18, 2006

Active
Irvine (IR)
Zip 92612

Price \$429,999
TGNO 859H7

Builder Tract Area Overview
Model B
Stories Ground Level
YrBlt 2006 Builder
LotDim

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

Avenue One, Overlooking the natural wonders of the San Joaquin Wildlife Preserve and the city nightlights. Avenue One's handsome architecture creates an elegant enclave. Located Pool Side, Close to parking and all amenities. The New Metropolitan area of Orange County at the heart of retail and entertainment in Irvine. Close to shopping, museums, theaters, exclusive dining and the beach. 1st Time Buyer financing available below market rates makes this cheaper than rent! Call for details!

Rooms

Dining Area: Breakfast Counter/Bar, Living Room

Bedroom Features: Main Floor Bedroom
Living Room Desc: Living Room

Amenities

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

Appliances: Built-In Gas Range, Dishwasher, Dryer, Garbage Disposal, Microwave
Security Description: Fire Sprinklers
TV: Cable TV

Interior/Exterior/Structural

Floors: Wall-to-Wall Carpet
AC: Central
Plumbing: Full Copper Plumbing

Heat: Forced Air
Patio Characteristics: Concrete Slab

Lot/Community/Association

AP # P533393	HOA \$301 +	Zone	M Roos N	Lot/Block/Tract 1/ /16948	HS Dist IR
High Sch		Elemen		Junior	
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
Sewer: In, Connected & Paid
Legal Desc: CC&RS, Homeowners Association
Water: District

Financial Information

Terms Cash, Cash To Existing Loan, Cash To New Loan, Owner May Carry, Owner Will Carry
1st TD **Type** Adjustable **Interest** **Seller Pnts** **Tax Amt**
2nd TD **Type** **Interest** **Total Assessed Value**

Showing Instructions

Instr Appointment Only
Occupant Tenant Call Listing Agent 714 544-5445
Comp 2.50% **Dual/Var** No **Consider Lease** N **Possession** COE Plus 2
List Type Exclusive Right To Sell/Full Service **Gate Code** **LockBox** No Key Safe
Misc Sellers RE License

Listing Office/Agent Info

List office Sherman Smith & Associates E504	Phone 714-544-5445	Fax 714-505-1562
List Agent Sherman Smith esmitshe	Cell 714-544-5445	Primary 714-544-5445 Ex
Agt Email shermansmith@pacbell.net	Agt WSite www.shermansmith.com	Res 714-544-5445

LP Excludes

Priv Rmks This is Building #1 the best building at Avenue One. All homes in this building are SOLD. This home qualifies for 1st time home buyers CalHFA below market financing 35 year loan, interest only for the first 5 years then amortized for the next 30 years. Buyers can get in for as little as \$2,000 total cash down. Cheaper than rent. Call for details.

Listing Activity

List Date 08/22/2006	Date Added 08/22/2006	DOM 57	Exp Dt	LP/SqFt \$714.28
Org Price \$429,999	Cur List Prc \$429,999	Comp 2.50%	Prev Price \$429,999	Off market