

Condominium



Residential

Attached res
2402 Scholarship
(AA) Airport Area
XSTS Dupont/Jamboree

S446440 **Media** 7
Bed 2
Baths 2
ASqFt 1213 Builder
ALotSz 0

View Park or Green Belt View
Prkng Gated Parking, Parking Space
Garage 2 **Rem**
Acres **RV Acc**

October 18, 2006

Active
Irvine (IR)
Zip 92612

Price \$654,900
TGNO 859H7

Builder Tract Area Overview
Model 2
Stories Top Level
YrBlt 2006 Builder
LotDim

Num Spc 2 **Cprt**
HOA Dues \$311 + **Range \$:** N

THIS LIMITED, HIGHLY SOUGHT AFTER FLOOR PLAN AT AVENUE ONE HAS A NICE SIZE LOFT WHICH CAN BE USED AS AN OFFICE OR AN EXTRA BEDROOM. ADDITIONALLY, THIS FORTH FLOOR 2 BEDROOM + LOFT/2 BATH RESIDENCE COMES WITH UPGRADED STAINLESS STEEL APPLIANCES, UPGRADED CABINTRY, AND RAISED CEILINGS(EXCLUSIVE TO 4TH FL. UNITS-THE TOP FLOOR). UNIT IN A QUIET LOCATION OVERLOOKING GREENBELT. VERY CLOSE TO UCI CAMPUS, NEWPORT BEACH, FASHION ISLAND, AND JOHN WAYNE AIRPORT.

Rooms

Rooms: Loft
Dining Area: Breakfast Counter/Bar, Family Kitchen

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

Amenities

Appliances: Built-In Gas Range
Spa Desc: Assoc Spa

Pool Desc: Assoc Pool
TV: Cable TV

Interior/Exterior/Structural

Floors: Hardwood, Wall-to-Wall Carpet
AC: Central

Heat: Forced Air
Patio Characteristics: Deck

Lot/Community/Association

AP # S446440	HOA \$311 +	Zone	M Roos N	Lot/Block/Tract 0/ /0	HS Dist SA
High Sch Century High School		Elemen Monroe Elementary		Junior Mcfadden Junior High	
Units 1	Lse Trans	Land Lse/Yr	Lse Ren	Lse Exp	Land Fee

Association Amenities: Assoc Barbeque, Assoc Gym/Exercise Room, Assoc Pool, Assoc Trash Paid
Sewer: In Street Paid

Legal Desc: CC&RS, Homeowners Association
Water: District

Financial Information

Terms All Inclusive Trust Deed, Cash, Cash To New Loan, Lse-Opt To Buy

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

Showing Instructions

Instr Appointment Only

Occupant Vacant Owner

Comp 3.00% **Dual/Var** No

List Type Exclusive Right To Sell/Full Service

Consider Lease Y

Gate Code

Possession

LockBox Call Listing Office

Misc

Listing Office/Agent Info

List office California Real Estate Service H01993

Phone 949-713-3390

Fax 949-713-3409

List Agent Michael Korhan skorhmic

Cell 949-533-3464

Primary 949-533-3464

Agt Email mikorhan@aol.com

Agt WSite

Res 949-533-3464

LP Excludes

Priv Rmks By Appointment, Call 949-533-3464

Listing Activity

List Date 06/22/2006	Date Added 06/22/2006	DOM 118	Exp Dt	LP/SqFt \$539.9
Org Price \$699,900	Cur List Prc \$654,900	Comp 3.00%	Prev Price \$699,900	Off market