

**Condominium**



**Residential**

**Attached** res  
 2310 Scholarship  
 (AA) Airport Area  
**XSTS** Dupont/Jamboree  
 S455826 **Media** 10  
**Bed** 1  
**Baths** 1  
**ASqFt** 725 Estimated  
**ALotSz** 0 Estimated  
**View** Peek-A-Boo View  
**Prkng** Gated Parking, Parking Space  
**Garage** 1 **Rem** 2  
**Acres** **RV Acc**

October 18, 2006

Active  
**Irvine (IR)**  
**Zip** 92612 **Price** \$437,000  
**TGNO** 859H7

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

**Num Spc** 1 **Cprt**  
**HOA Dues** \$308 + **Range \$:** N

Avenue One Residence 1A. Fantastic interior location in the amenities building (2100 Scholarship located off the 405/Jamboree/Dupont)with no street noise!! Gorgeous granite countertops in kitchen and bathroom, European cabinetry and dual-glazed, energy efficient windows. Walk to theaters, shopping, dining. Close to South Coast Plaza and Fashion Island. Located only 10 minutes from the beach!!

**Rooms**

**Rooms:** Inside Laundry  
**Dining Area:** Living Room

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

**Amenities**

**Amenities, Other:** Elevator, Home Warranty Plan, Turnkey  
**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

**Interior/Exterior/Structural**

**Floors:** Hardwood, Vinyl Tile, Wall-to-Wall Carpet  
**Structural Condition:** New Construction  
**Patio Characteristics:** Balcony  
**Sprinkler:** Front, Side and Rear

**Heat:** Forced Air  
**AC:** Central  
**Plumbing:** Full Copper Plumbing

**Lot/Community/Association**

**AP #** S455826 **HOA**\$308 + **Zone** **M Roos** N **Lot/Block/Tract** 1/ /16948 **HS Dist** SA  
**High Sch** Century **Elemen** Monroe **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 Sauna, Assoc Sport Court, Assoc Trash Paid  
**Legal Desc:** CC&RS, Homeowners Association, Planned Development  
**Water:** District  
**Sewer:** In, Connected & Paid

**Financial Information**

**Terms** Cash, Cash To New Loan

<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 First, Go Direct

**Occupant** Owner Ms. Nice and Clean 714-264-2294

**Comp** 2.50% **Dual/Var** No **Consider Lease** N **Possession** Close of Escrow  
**List Type** Exclusive Right To Sell/Full Service **Gate Code** **LockBox** Front Door

**Misc** Sign on Property

**Listing Office/Agent Info**

<b>List office</b> Coldwell Banker Platinum Prop I054	<b>Phone</b> 949-552-0505	<b>Fax</b> 949-552-6784
<b>List Agent</b> Stacy McKellar smckesta	<b>Cell</b> 714-264-2294	<b>Primary</b> 714-264-2294
<b>Agt Email</b> <a href="mailto:Stacy@CBPlatinumProperties.com">Stacy@CBPlatinumProperties.com</a>	<b>Agt WSite</b> <a href="http://www.CBPlatinumProperties.com">www.CBPlatinumProperties.com</a>	<b>Res</b> 714-264-2294

**LP Excludes**

**Priv Rmks** APN 445-181-26. 1.09% tax rate. DIRECTIONS:405/Jamboree/Dupont-Enter sales office, 2100 Scholarship, go past desks and make an immediate left(walk past basketball court) to elevator, go to third floor, exit right and unit is on the right-hand side. Rare location and only unit with this floor plan available in the amenities building. Building is open from 10-6 Monday - Sunday. Commission paid to MLS members only. If it shows active, it's available. Assigned parking #168.

**Listing Activity**

<b>List Date</b> 08/25/2006	<b>Date Added</b> 08/25/2006	<b>DOM</b> 54	<b>Exp Dt</b>	<b>LP/SqFt</b> \$602.76
<b>Org Price</b> \$443,000	<b>Cur List Prc</b> \$437,000	<b>Comp</b> 2.50%	<b>Prev Price</b> \$443,000	<b>Off market</b>