

**Condominium**



**Residential**

**Attached** res  
2302 Scholarship  
(AA) Airport Area  
**XSTS** Jamboree Rd / Dupont Dr

October 18, 2006

Active  
**Irvine (IR)**  
**Zip** 92612

**Price** \$568,000  
**TGNO** 859H7

S459023 **Media** 10

**Bed** 2  
**Baths** 2  
**ASqFt** 1037 Builder  
**ALotSz** 0 Builder

**Builder Tract** Area Overview  
**Model** 2  
**Stories** One Level  
**YrBlt** 2006 Builder  
**LotDim**

**View** Park or Green Belt View, Trees/Woods View, View

**Prkng** Garage Door Opener, Gated Parking, Guest Parking

**Garage** 2 **Rem** 2

**Num Spc** **Cprt**

**Acres** **RV Acc**

**HOA Dues** \$311 + **Range \$:** N

LANDSCAPE VIEW FROM THIS BEAUTIFUL RESIDENCE TWO (A)MODEL LOCATED ON THE THIRD FLOOR. HOME INCLUDES NATURAL GRANITE SLAB COUNTERTOPS & DESIGNER EUROPEAN-STYLE CABINETS IN KITCHEN AND BATHROOMS, WHIRPOOL APPLIANCES.DUAL GLAZED ENERGY EFFICIENT WINDOWS. WASHER /DRYER / REFRIGERATOR ARE INCLUDED.

**Rooms**

**Rooms:** Individual Laundry Room, Inside Laundry, Laundry Area **Bedroom Features:** Main Floor Master Bedroom, Walk-In Closet  
**Dining Area:** Breakfast Counter/Bar, Eating Area, Living Room **Living Room Desc:** Living Rm Entrance, Living Room

**Amenities**

**Amenities, Other:** Turnkey  
**Pool Desc:** Assoc Pool, Heated & Filtered, In Ground  
**Spa Desc:** Assoc Spa, In Ground

**Appliances:** Built-In & Freestanding Range, Dishwasher, Dryer, Garbage Disposal, Gas/Elec Dryer Hook Up, Microwave, Refrigerator, Washer  
**Security Description:** Gated Community  
**TV:** Cable TV

**Interior/Exterior/Structural**

**Floors:** Hardwood, Vinyl Tile, Wall-to-Wall Carpet  
**Roof:** Composition  
**AC:** Central  
**Plumbing:** Full Copper Plumbing

**Heat:** Forced Air  
**Structural Condition:** New Construction  
**Patio Characteristics:** Balcony, Concrete Slab  
**Sprinkler:** Sprinkler Timer

**Lot/Community/Association**

<b>AP #</b> S459023	<b>HOA</b> \$311 +	<b>Zone</b>	<b>M Roos</b> N	<b>Lot/Block/Tract</b> 0/ /0	<b>HS Dist</b> SA
<b>High Sch</b> Century		<b>Elemen</b> Monroe		<b>Junior</b> McFadden	
<b>Units</b> 404	<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 Maintenance Paid, Assoc Pool, Assoc Sport Court, Assoc Trash Paid  
**Legal Desc:** CC&RS, Homeowners Association  
**Sewer:** In, Connected & Paid  
**Enclosed Yard:** No Yard  
**Water:** District

**Financial Information**

**Terms** Cash, Cash To Existing 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** Appointment Only, See Remarks

**Occupant** Owner Owner 714.412.8512

**Comp** 3.00% **Dual/Var** No **Consider Lease** N **Possession** COE Plus 3  
**List Type** Exclusive Right To Sell/Full Service **Gate Code** **LockBox** See Remarks

**Misc** Sign on Property

**Listing Office/Agent Info**

<b>List office</b> CB-Coast Newport Properties 1939	<b>Phone</b> 949-644-1600	<b>Fax</b> 949-644-1690
<b>List Agent</b> Maurice Sousse ssousmau	<b>Cell</b>	<b>Primary</b> 714. 412.8512
<b>Agt Email</b> <a href="mailto:info@TheSousseGroup.com">info@TheSousseGroup.com</a>	<b>Agt WSite</b> <a href="http://www.TheSousseGroup.com">www.TheSousseGroup.com</a>	<b>Res</b>

**LP Excludes**

**Priv Rmks** CALL MAURICE SOUSSE AT 714.412.8512 OR KERRY SOUSSE AT 714.412.9014 TO SHOW. GREAT VALUE BELLOW COMPS. UNIT 1328 SCHOLARSHIP FACING JAMBOREE PENDING FOR 579,900 ( MLS P515357 ).

**Listing Activity**

<b>List Date</b> 09/18/2006	<b>Date Added</b> 09/18/2006	<b>DOM</b> 30	<b>Exp Dt</b>	<b>LP/SqFt</b> \$547.73
<b>Org Price</b> \$568,000	<b>Cur List Prc</b> \$568,000	<b>Comp</b> 3.00%	<b>Prev Price</b> \$568,000	<b>Off market</b>