



Detached

Status: Active

LP: ↓ \$1,299,000 - \$1,350,000

MLS #: 080082177

Sales

Orig. Price: \$1,450,000

APN: 307-651-09-00

Price:

List Date: 12/04/2008 MT: 98

Ownership: Fee Simple

AMT: 97

Listing Type: Exclusive Right (R)

Court/Lndr Apprvl Needed: Y

CBB\$:

CBB%: 3.00% CVR: N

Possession:

Address: 4466 Rosecliff Pl

Unit#/Space#:

City: San Diego, CA

Zip: 92130 MapCode: 1208B2

Bedrooms: 4

Full Baths: 3

Community: CARMEL VALLEY

Optional BR: 1

Half Baths: 1

Neighborhood: Torrey Woods Esta

Total BR: 5

Total Baths: 4

Complex/Park:

Est. SqFt: 3,810

Year Built: 2001

Jurisdiction: Incorporated

Wtr Dist:

Schl Dist:

Cross Streets: Thistle Hill Pl/Ches

EO: Y Lot Size: 4,000-7,499 SF

Age Restrictions: N/K

Zoning:

LS: N Acres:

Pets:

Prop. Mgmt. Co:

Sign on Property: N

Prop. Mgmt. Phn:

REMARKS AND SHOWING INFO

Seller will entertain offers between \$1,350,000 and \$ 1,450,000. View View View ! Beautiful executive home in the very exclusive gated comm Torrey Hills Estates. Open floor plan. Many upgrades throughout. Bring your most discriminating buyer. A must see to appreciate !

Confidential Remarks: To show, please call listing office for appointment. Let's go to escrow ! Thanks for showing.

Directions to Property: From 5, to 56, exit Carmel Mountain Rd, turn right. Left on El Camino Real, Right on Arroyo Sorrento Rd, Follow to Gate

Showing Instructions: Tentant, please call before, no lock box

Occupied: Tenant

Occupant: Mr. and Mrs. Greenburg

Occupant Phone: (858) 350-4463

Lock Box: No

Mandatory Remarks: 'Seller will entertain offers between \$1299000 - \$1350000' None Known

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: Iman Manni (648799)

Agent Phone: (619) 203-5191

Add'l Phone:

2nd Agent:

2nd Agt Phone:

2nd Add'l Phone:

Listing Office: USA Realty and Loans

Office Phone: (619) 276-5200

Broker Office ID: 67315

Email: iman106@aol.com

Fax: (619) 231-3601

Pager:

SOLD INFORMATION

Off Market Date:

Close of Escrow:

Financing:

Selling Agent #:

Selling Agent Name:

SA Phone:

Sale Price:

Selling Office #:

Selling Agent Office:

SO Phone:

Exp Date: 03/31/2009

Concessions:

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$165.00/Month

Paid: N/K

HO Fees Include: Common Area Maintenance

Other Fees: \$0.00

Paid:

CDF/Mello Roos: \$103.00/Month

Paid: Monthly

Total Monthly Fees: \$268.00

Assessments:

HOA: J.R. Richardson & Co

HOA Phone: 619234-9884

Est % of Owner Occupancy:

Other Fees Type:

Terms:

ROOM DIMENSIONS

Living Room: 17x15	Master BR: 21x16
Dining Room: 17x10	Bedroom 2: 12x12
Family Room: 19x17	Bedroom 3: 12x12
Kitchen: 22x15	Bedroom 4: 17x13
Breakfast Area:	Bedroom 5:
Extra Room 1: 18x14	Extra Room 3:
Extra Room 2:	

INTERIOR FEATURES

Stories: 2 Story	Approx Living Space: 3,000 to 3,999 SqFt
Interior Walls:	Source of Square Feet: Owner
Sub Flooring:	Fireplace(s):
Floor Coverings:	Fireplace Location:

Searchable Rooms: Bedroom(s) Entry Level, Bonus Room, Breakfast Area, Den, Dining Area, Family Room, Office, Optional Bedrooms

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BUILDING, COMPLEX AND EXTERIOR FEATURES

Stories in Bldg:	Units in Bldg:	Bldg Entry Level:	Entry Level Unit:	Elevator: N	3 Stairs/Steps to Entry:
Architectural Style		Condo Flat Style:		Exclusive Use Yard: Y	
Construction Built on Site		Exterior: Stucco		Roof: Tile/Clay	
Pool: N/K		Pool Heat:			
Spa:		Spa Heat:			
Cooling: Central Forced Air		Water Heater Type:		Guest House:	
		Heat Equipment:			
		Forced Air Unit, Fireplace			

Heat Source: **Natural Gas**

Laundry Location: **Laundry Room**

Laundry Utilities: **Gas**

Patio:

Security: **Gated Community**

Equipment which Transfers: **Dishwasher, Disposal, Dryer, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Washer**

SITE FEATURES

Approx # of Acres:	Water: Meter on Property	Parking Garage:
Approx Lot Sq Ft:		Parking Garage Spaces: 0
Approx Lot Dim:	Sewer/Septic: Sewer Connected	Parking Non Garage:
Lot Size: 4,000-7,499 SF		Parking Non Garage Spaces:
Units in Complex:		Total Parking Spaces:
Land Use Code:		Parking for RV:
Animal Designator Code:	Res Unit Loc: Detached	Telecom:
Frontage Length:	Lot Size Source: Other/Remarks	
Fencing: N/K	Boat Facilities:	
Irrigation:	Add'l Land Use:	
Topography: Other/Remarks	Frontage:	

View:

Prop Restriction: **None Known**

Structures:

Site:

Complex Features:

Miscellaneous:

SUPPLEMENTAL REMARKS