



Detached

MLS #: **120041460**

APN: **237-300-04-00**

Address: **445 Amparo Dr**

City: **Escondido, CA**

Bedrooms: **5**

Optional BR:

Total BR: **5**

Est.SqFt: **3,769**

Year Built: **2003**

Age Restrictions: **N/K**

Sign on Property:

Status: **Sold**

Sales Price: **\$530,000**

Ownership: **Fee Simple**

Full Baths: **4**

Half Baths: **0**

Total Baths: **4**

Zoning: **R34**

Pets:

LP: **\$542,000**

Orig.Price: **\$542,000**

List Date: **08/06/2012** MT: **310**

OMD: **06/12/2013** AMT: **301**

COE: **06/12/2013**

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92025** MapCode: **1130B6**

Community: **SOUTH ESCONDIDO**

Neighborhood: **South Escondido**

Complex/Park: **Aurora Hills**

Cross Streets: **Encino Dr.**

Jurisdiction:

Water District:

School District:

[Media Link](#) [Virtual Tour 1](#)

WalkScore **29**



Lot Size: **.25 to .5 AC**

Acres:

REMARKS AND SHOWING INFO

Aurora Hills is a Premier Barratt Built Home Community Celebrating Escondido's Enviably Mediterranean Weather With Beautiful Mission, Monterey & Spanish Colonial Themed Homes. This Spacious Former Model is Packed with Upgrades and is set on this Incredible Panoramic View Lot With Prime Location.

Directions to Property: **Encino Drive Turn Left to Ampara Drive at Left.**

Mandatory Remarks: **Offer(s) submitted awaiting Short Sale approval**

Sales Restrictions: **Call Agent**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00/None Known** Paid: **N/K**

HO Fees Include: **N/K**

Other Fees: **\$0.00/None Known** Paid: **N/K**

CFD/Mello Roos: **\$0.00/None Known**

Total Monthly Fees: **\$0.00**

Assessments: **N/K**

Other Fees Type: **N/K**

Paid: **N/K**

Est % of Owner Occupancy:

Terms: **Cash, Conventional, FHA, VA**

SITE FEATURES

Approx # of Acres:

Approx Lot Sq Ft: **20000**

Approx Lot Dim:

Lot Size: **.25 to .5 AC**

Lot Size Source: **Assessor Record**

Water: **Meter on Property**

Sewer/Septic: **Sewer Connected**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View: **Panoramic**

Topography: **Slope Gentle**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site: **Street Paved**

Prop Restrictions: **CC&R's**

Structures:

Complex Features:

Parking Garage: **Attached**

Parking Garage Spaces: **3**

Parking Non-Garage: **Tandem, Uncovered**

Parking Non-Garaged Spaces: **4**

Total Parking Spaces: **7**

Parking for RV:

Fencing: **Partial**

APPROX ROOM DIMENSIONS

Living Room: **14X19**
 Dining Room: **14X15**
 Family Room: **12X16**
 Kitchen: **11X15**
 Breakfast Area:
 Master BR: **14X19**
 Bedroom 2: **10X13**
 Bedroom 3: **10X12**
 Bedroom 4: **15X14**
 Bedroom 5: **11X15**
 Extra Room 1: **12X16**
 Extra Room 2: **15X15**
 Extra Room 3:

INTERIOR FEATURES

Stories
2 Story

Approx Living Space
3,000 to 3,999 Sq

Source of Square Feet
Assessor Record

Interior Walls
Drywall

Sub-Flooring
N/K

Floor Coverings
Carpet, Tile, Wood

Searchable Rooms
N/K

Fireplaces
3

Fireplace Location
FP in Family Room, FP in Living Room, FP in Master BR

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Mediterranean/Spanish	Elevator N	Spa	Water Heater Type Gas
Condo Flat Style	Bldg Entry Level Stories in Bldg	Spa Heat	Laundry Utilities Electric, Gas
Construction Built on Site	Units in Bldg	Security	Laundry Location Laundry Room
Exterior Stucco, Wood	Exclusive Use Yard Y	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Microwave, Range/Oven
Roof Tile/Clay	Patio Deck	Heat Source Natural Gas	
Guest House N/K	Pool N/K	Heat Equipment	
Entry Level Unit 3 Stairs/Steps to Entry	Pool Heat	Forced Air Unit	

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS



Detached

Status: **Sold**

LP: **↓ \$650,000**

MLS #: **130017666**

Sales Price: **\$625,000**

Orig. Price: **\$675,000**

APN: **234-160-37-00**

Ownership: **Fee Simple**

List Date: **03/15/2013** MT: **60**

OMD: **05/14/2013** AMT: **35**

COE: **06/25/2013**

Address: **1404 Old Cedar Rd**

City: **Escondido, CA**

Possession:

Unit#/Space#:

Bedrooms: **4**

Full Baths: **2**

Zip: **92025** MapCode: **1130B3**

Optional BR:

Half Baths: **1**

Community: **SOUTHEAST ESCONDID**

Total BR: **4**

Total Baths: **3**

Neighborhood: **Escondido**

Est. SqFt: **2,513**

Zoning:

Complex/Park:

Year Built: **2006**

Pets: **Yes**

Cross Streets: **Idaho**

Age Restrictions: **N/K**

Jurisdiction: **Unincorporated**

Sign on Property: **Y**

Water District:

School District: **ESCONDIDOUNION**

[Media Link](#) [Virtual Tour 1](#)

WalkScore **18**



Lot Size: **1+ to 2 AC**

Acres: **1.020**

REMARKS AND SHOWING INFO

AMAZING ranch style home on one acre of land with awesome views. A contractor built this home for himself in 2006 with the highest quality of construction. This home has been meticulously maintained and boasts of pride of ownership. The bedrooms are all very large. The master closet is HUGE, 10x13 with a center dresser. It has an indoor fire pit area for unique entertainment. Very large gourmet kitchen with 26 ft of granite counter tops. There is way too much to list, come out and see for yourself!

Directions to Property:

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cash, Conventional, VA, FHA**

Assessments:

SITE FEATURES

Approx # of Acres: **1.020**

View: **Evening Lights, Mountains/Hills, Panoramic,**

Parking Garage: **Attached**

Approx Lot Sq Ft: **44431**

Topography: **Level, Slope Gentle**

Parking Garage Spaces: **2**

Approx Lot Dim:

Boat Facilities: **N/K**

Parking Non-Garage:

Lot Size: **1+ to 2 AC**

Frontage Length:

Parking Non-Garaged Spaces:

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces:

Water: **Meter on Property**

Land Use Code:

Parking for RV: **On-Site Parking**

Sewer/Septic: **Septic Installed**

Add'l Land Use:

Fencing: **Full**

Irrigation: **Automatic**

Site:

Telecom:

Prop Restrictions: **CC&R's**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

APPROX ROOM DIMENSIONS

Living Room: **0**
 Dining Room: **10x14**
 Family Room: **17x29**
 Kitchen: **13x26**
 Breakfast Area:
 Master BR: **13x18**
 Bedroom 2: **13x14**
 Bedroom 3: **13x14**
 Bedroom 4: **11x18**
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories
1 Story

Approx Living Space

Source of Square Feet
Assessor Record

Interior Walls
Drywall

Sub-Flooring

Floor Coverings
Tile, Carpet

Searchable Rooms
N/K

Fireplaces
1

Fireplace Location
FP in Family Room

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
	N	Private Portable	Gas
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		Gas
Construction	Units in Bldg	Security	Laundry Location
Built on Site	Exclusive Use Yard	Cooling	Equipment:
Exterior	Y	Central Forced Air	Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven
Roof	Patio	Heat Source	
Tile/Clay	Slab	Natural Gas	
Guest House	Pool	Heat Equipment	
	N/K	Forced Air Unit	
Entry Level Unit	Pool Heat		
3 Stairs/Steps to Entry			
N			

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Tax Rolls:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS



Detached

MLS #: **130022851**
 APN: **234-330-40-00**

Address: **1540 Baltimore PI**
 City: **Escondido, CA**
 Bedrooms: **3**
 Optional BR: **1**
 Total BR: **4**
 Est.SqFt: **2,596**
 Year Built: **2013**
 Age Restrictions: **N/K**
 Sign on Property: **Y**

Status: **Sold**
 Sales Price: **\$646,000**
 Ownership: **Fee Simple**
 Full Baths: **2**
 Half Baths: **0**
 Total Baths: **2**
 Zoning:
 Pets:

LP: **\$634,900 - \$664,900**
 Orig.Price: **\$664,900**
 List Date: **05/04/2013** MT: **11**
 OMD: **05/15/2013** AMT: **10**
 COE: **06/19/2013**
 Possession: **Close of Escrow**
 Unit#/Space#:
 Zip: **92025** MapCode: **1103C4**
 Community: **EAST ESCONDIDO**
 Neighborhood: **CASA LADERA**
 Complex/Park:
 Cross Streets: **LACROSSE PL**
 Jurisdiction: **Incorporated**
 Water District: **CES**
 School District:

[Media Link](#) [Virtual Tour 1](#)

WalkScore **23**



Lot Size: **.25 to .5 AC**
 Acres:

REMARKS AND SHOWING INFO

THIS IS THE ONE YOU HAVE BEEN WAITING FOR! Newly REBUILT home in a prime cul de sac location with breathtaking views of the city and mountains, new stucco, new windows, new electrical and new roof. The spacious and open floor plan features a chef's kitchen with stainless steel appliances, granite counter tops, breakfast nook and a dining area. A large living room with a fireplace and a balcony to enjoy the views. The backyard features a beautiful swimming pool and spa making this a A MUST SEE HOME!!

Directions to Property:

Mandatory Remarks: **Seller will entertain offers between \$634900 - \$664900, None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00** Paid:
 HO Fees Include:

Other Fees: **\$0.00** Paid: Other Fees Type:
 CFD/Mello Roos: **\$0.00** Paid: Est % of Owner Occupancy:
 Total Monthly Fees: **\$0.00** Terms: **Cash, Conventional, FHA, VA**
 Assessments:

SITE FEATURES

Approx # of Acres:	View:	Parking Garage: Attached
Approx Lot Sq Ft: 20140	Topography: Level	Parking Garage Spaces: 3
Approx Lot Dim:	Boat Facilities:	Parking Non-Garage:
Lot Size: .25 to .5 AC	Frontage Length:	Parking Non-Garaged Spaces:
Lot Size Source: Appraisal	Frontage:	Total Parking Spaces:
Water: Meter on Property	Land Use Code:	Parking for RV:
Sewer/Septic: Sewer Connected	Add'l Land Use:	Fencing: Full
Irrigation:	Site:	
Telecom:	Prop Restrictions: Other/Remarks	
Residential Unit Loc: Detached	Structures:	
Units In Complex:	Complex Features:	
Animal Designator Code:		
Miscellaneous:		

APPROX ROOM DIMENSIONS

Living Room: **18x16**
 Dining Room: **12x15**
 Family Room: **15x16**
 Kitchen: **11x13**
 Breakfast Area: **9x8**
 Master BR: **12x14**
 Bedroom 2: **10x12**
 Bedroom 3: **10x12**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1: **10x12**
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories 1 Story	Sub-Flooring Slab on Grade	Searchable Rooms Bedroom(s) Entry Level
Approx Living Space	Floor Coverings	Breakfast Area
Source of Square Feet Assessor Record	Fireplaces	Dining Area
Interior Walls	Fireplace Location	Dining Room
		Family Room

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator N	Spa Private Below Ground	Water Heater Type
Condo Flat Style	Bldg Entry Level Stories in Bldg	Spa Heat	Laundry Utilities Electric, Gas
Construction Built on Site	Units in Bldg	Security	Laundry Location Laundry Room
Exterior Stucco	Exclusive Use Yard	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Garage Door Opener, Microwave, Pool/Spa/Equipment, Range/Oven
Roof Tile/Clay	Patio Slab	Heat Source Natural Gas	
Guest House	Pool Below Ground	Heat Equipment	
Entry Level Unit	Pool Heat	Fireplace, Forced Air Unit	
3 Stairs/Steps to Entry	Gas		

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS



Detached

MLS #: **130014499**

APN: **239-270-88-00**

Address: **2576 Park Ridge Dr**

City: **Escondido, CA**

Bedrooms: **5**

Optional BR:

Total BR: **5**

Est.SqFt: **3,957**

Year Built: **2005**

Age Restrictions: **N/K**

Sign on Property: **N**

Status: **Sold**

Sales Price: **\$730,000**

Ownership: **Fee Simple**

Full Baths: **3**

Half Baths: **1**

Total Baths: **4**

Zoning:

Pets: **Yes**

LP: **\$749,900**

Orig.Price: **\$749,900**

List Date: **03/22/2013** MT: **34**

OMD: **04/25/2013** AMT: **33**

COE: **05/28/2013**

Possession:

Unit#/Space#:

Zip: **92025** MapCode: **1103D7**

Community: **EAST ESCONDIDO**

Neighborhood: **Summit / Mary Lane**

Complex/Park:

Cross Streets: **Bear Valley Parkway**

Jurisdiction:

Water District:

School District:

[Media Link](#) [Virtual Tour 1](#)

WalkScore **3**



Lot Size: **1+ to 2 AC**

Acres: **1.400**

REMARKS AND SHOWING INFO

Turn Key Executive View Home! Excellent MOVE-IN READY view home tucked away at the end of a long driveway. Approaching 4000 sqft, this home boasts huge ceilings, spacious rooms, and feels like BRAND NEW. Freshly painted inside and out, brand new super updated carpet, lush green lawn, and new patio plumbed with electrical and gas ready for the outdoor cooking center. NOT A SHORT SALE, and NO BANKS TO DEAL WITH. This is a NO HASSLE transaction zone. Shows beautifully!

Directions to Property:

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cash, Conventional, FHA, VA**

Assessments:

SITE FEATURES

Approx # of Acres: **1.400**

View:

Parking Garage: **Attached**

Approx Lot Sq Ft: **60984**

Topography: **Level**

Parking Garage Spaces: **3**

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage:

Lot Size: **1+ to 2 AC**

Frontage Length:

Parking Non-Garaged Spaces:

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces:

Water: **Meter on Property**

Land Use Code:

Parking for RV:

Sewer/Septic: **Septic Installed**

Add'l Land Use:

Fencing: **N/K**

Irrigation:

Site:

Telecom:

Prop Restrictions: **None Known**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

APPROX ROOM DIMENSIONS

Living Room:	20x20
Dining Room:	16x12
Family Room:	16x16
Kitchen:	14x14
Breakfast Area:	
Master BR:	16x12
Bedroom 2:	14x12
Bedroom 3:	13x14
Bedroom 4:	15x12
Bedroom 5:	12x12
Extra Room 1:	
Extra Room 2:	
Extra Room 3:	

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
2 Story		N/K
Approx Living Space	Floor Coverings	
Source of Square Feet		
Assessor Record		
Interior Walls	Fireplaces	
	Fireplace Location	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		Electric, Gas
Construction	Units in Bldg	Security	Laundry Location
Built on Site	Exclusive Use Yard	Cooling	Laundry Room
Exterior		N/K	Equipment:
Stucco	Patio		Range/Oven
Roof		Heat Source	
Tile/Clay	Pool	Natural Gas	
Guest House	N/K		
Entry Level Unit	Pool Heat	Heat Equipment	
3 Stairs/Steps to Entry		Forced Air Unit	

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

Property is being sold AS IS and no requests for repairs are expected by seller. The seller has never occupied the property, has limited knowledge of property and surrounding areas, and is exempt from supplying the buyer with a TDS. This home is being sold in its current "as is" condition. The buyer is to complete thorough investigations before close of escrow. The buyer/ buyers' agent shall verify all information contained herein before close of escrow. Information contained herein is deemed reliable but IS NOT GUARANTEED. Buyer to verify Square footage, Room sizes, sewer and septic information, utility availability and utility company information including but not limited to water, electric, gas, sewer, septic, cable and other communication services, Property Mgmt Co, % of Owner Occupancy, Parking location, Schools & Services to buyer satisfaction before signing Escrow Papers.



Detached

Status: **Sold**

LP: **↓ \$859,000 - \$889,000**

MLS #: **120059667**

Sales Price: **\$840,000**

Orig. Price: **\$925,000**

APN: **239-220-26-00**

Ownership: **Fee Simple**

List Date: **12/03/2012** MT: **141**

OMD: **04/23/2013** AMT: **138**

COE: **06/07/2013**

Address: **766 Gretna Green Wy**

City: **Escondido, CA**

Possession: **Other/Remarks**

Bedrooms: **5**

Full Baths: **3**

Unit#/Space#:

Optional BR:

Half Baths: **0**

Zip: **92025** MapCode: **1130C7**

Total BR: **5**

Total Baths: **3**

Community: **SOUTH ESCONDIDO**

Est. SqFt: **3,704**

Zoning:

Neighborhood: **SESC**

Year Built: **2007**

Pets: **Yes**

Complex/Park:

Age Restrictions: **N/K**

Cross Streets: **Canyon and Bear Val**

Sign on Property: **Y**

Jurisdiction:

Water District:

School District: **ESCONDIDOUNION**

[Media Link](#) [Virtual Tour 1](#)

WalkScore **15**



Lot Size: **.5 to 1 AC**

Acres: **0.690**

REMARKS AND SHOWING INFO

From the moment you see this home perched atop this flag lot your mind says, "Luxury". As you step into the home, the beautiful, sweeping staircase greets you setting a tone of elegance. There is a panoramic view from all main living spaces including the master suite. The family room and kitchen give new meaning to the word "Great Room". Paradise awaits you in the back yard w/the salt water Pool/Spa w/fountain. Relax and take in the sunset. A house so lovely you'll want to stay home all weekend.

Directions to Property:

Mandatory Remarks: **Seller will entertain offers between \$859000 - \$889000, None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00/None Known** Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cash, Conventional, FHA, VA**

Assessments:

SITE FEATURES

Approx # of Acres: **0.690**

View: **Evening Lights, Mountains/Hills, Panoramic**

Parking Garage: **Attached**

Approx Lot Sq Ft:

Topography: **Level, Slope Gentle**

Parking Garage Spaces: **4**

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage: **Driveway**

Lot Size: **.5 to 1 AC**

Frontage Length:

Parking Non-Garaged Spaces: **6**

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces: **10**

Water: **Meter on Property**

Land Use Code:

Parking for RV: **Potential Space**

Sewer/Septic: **Sewer Connected**

Add'l Land Use:

Fencing: **Full**

Irrigation: **Automatic, Drip, Sprinklers**

Site: **Flag Lot**

Telecom: **Cable (coaxial), Multiple Phones**

Prop Restrictions: **None Known**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

APPROX ROOM DIMENSIONS

Living Room: **17x16**
 Dining Room: **14x13**
 Family Room: **24x21**
 Kitchen: **20x12**
 Breakfast Area:
 Master BR: **20x20**
 Bedroom 2: **14x11**
 Bedroom 3: **12x11**
 Bedroom 4: **15x11**
 Bedroom 5: **16x14**
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories 2 Story	Sub-Flooring	Searchable Rooms Bedroom(s) Entry Level
Approx Living Space 3,000 to 3,999 Sq	Floor Coverings Carpet, Tile	Breakfast Area
Source of Square Feet Assessor Record	Fireplaces 2	Den
Interior Walls Plaster	Fireplace Location FP in Family Room, FP in Master BR	Dining Area
		Exercise Room
		Family Room
		Formal Entry
		Great Room
		Master Retreat
		Office

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Contemporary	Elevator N	Spa Private w/Pool	Water Heater Type Gas
Condo Flat Style	Bldg Entry Level Stories in Bldg	Spa Heat Gas	Laundry Utilities Electric, Gas
Construction Built on Site	Units in Bldg	Security Eqpt Owned, Other/Remarks:	Laundry Location Laundry Room
Exterior Stone, Stucco	Exclusive Use Yard Y	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Garage Door Opener, Microwave, Pool/Spa/Equipment, Range/Oven, Refrigerator
Roof Concrete, Tile/Clay	Patio Covered, Slab, Stone/Tile	Heat Source Natural Gas	
Guest House	Pool Below Ground, Private	Heat Equipment Fireplace, Forced Air Unit	
Entry Level Unit	Pool Heat Gas		
3 Stairs/Steps to Entry N			

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

Upgrades Include: Granite kitchen counters; GE Monogram Built in Refrigerator/Freezer (stays with the home); Stainless Steel Appliances; Tile from Entry down hallway and in kitchen; Custom Window Treatments throughout; Laundry Chute from upstairs to laundry room; 1 Guest Bedroom downstairs with 8-9' French Door plus direct access into full bathroom; 2nd story Master Suite w/huge bathroom and two large walk-in closets; Security System; Fire Monitor; Built-in BBQ; Patio Cover; Salt Water Pool & Spa w/waterfall; Amazing landscaping front and back; Fully fenced yard; Window tinting (energy efficiency with UV protection) on all back windows that face West; Built-in Closet Organizers; New knobs and pulls throughout house; Hey Guys: There is a 4 car garage plus 6-8 parking spaces in the driveway; You're going to love this home. Close to I-15 and Hwy 78. Close to North County Fair and schools. Did I say how amazing the panoramic view is? Pictures don't do it justice. Come see and stay. Welcome Home.



Detached

MLS #: **130005728**

APN: **186-742-07-00**

Address: **27861 Dogwood Gln**

City: **Escondido, CA**

Bedrooms: **3**

Optional BR:

Total BR: **3**

Est.SqFt: **2,706**

Year Built: **2005**

Age Restrictions: **N/K**

Sign on Property: **Y**

Status: **Sold**

Sales Price: **\$549,900**

Ownership: **Fee Simple**

Full Baths: **2**

Half Baths: **1**

Total Baths: **3**

Zoning:

Pets: **Yes**

LP: **\$549,900**

Orig.Price: **\$549,900**

List Date: **02/02/2013** MT: **70**

OMD: **04/12/2013** AMT: **69**

COE: **06/04/2013**

Possession:

Unit#/Space#:

Zip: **92026** MapCode: **1089D3**

Community: **EAST ESCONDIDO**

Neighborhood: **Hidden Meadows**

Complex/Park:

Cross Streets: **Granite Ridge**

Jurisdiction: **Unincorporated**

Water District: **VCM**

School District: **ESCONDIDOUNION**

[Media Link](#) [Virtual Tour 1](#)

WalkScore **15**



Lot Size: **7,500-10,889 SF**

Acres:

REMARKS AND SHOWING INFO

Directions to Property: **15N/R/Hidden Meadows to the top, L@Granite RidgeL@AspenGlenL@PinionR@Dogwood Glen.**

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$138.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance**

Other Fees: **\$0.00/None Know** Paid:

CFD/Mello Roos: **\$0.00/None Known**

Total Monthly Fees: **\$138.00**

Assessments:

Other Fees Type:

Paid:

Est % of Owner Occupancy:

Terms: **Cash, Conventional, FHA, VA**

SITE FEATURES

Approx # of Acres:

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: **7,500-10,889 SF**

Lot Size Source: **Assessor Record**

Water: **Meter on Property**

Sewer/Septic: **Sewer Connected**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View:

Topography: **Canyon/Valley**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use: **N/K**

Site:

Prop Restrictions: **CC&R's**

Structures:

Complex Features:

Parking Garage: **Detached**

Parking Garage Spaces: **3**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Partial**

APPROX ROOM DIMENSIONS

Living Room: **13x14**
 Dining Room: **12x13**
 Family Room: **16x17**
 Kitchen: **16x17**
 Breakfast Area:
 Master BR: **16x17**
 Bedroom 2: **14x14**
 Bedroom 3: **12x14**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1: **13x12**
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories
1 Story

Approx Living Space
2,500 to 2,999 Sq

Source of Square Feet
Public Records

Interior Walls

Sub-Flooring
Slab on Grade

Floor Coverings
Tile, Carpet

Searchable Rooms
Bedroom(s) Entry Level Office

Fireplaces

Fireplace Location
FP in Family Room, FP in Living Room

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Ranch	Elevator N	Spa	Water Heater Type Propane
Condo Flat Style	Bldg Entry Level Stories in Bldg	Spa Heat None Known	Laundry Utilities Propane
Construction Built on Site	Units in Bldg	Security N/K	Laundry Location Laundry Room
Exterior Wood/Stucco	Exclusive Use Yard Y	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Dryer, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Satellite Dish, Washer
Roof Tile/Clay	Patio Slab	Heat Source Propane	
Guest House N/K	Pool N/K	Heat Equipment Forced Air Unit	
Entry Level Unit	Pool Heat		
3 Stairs/Steps to Entry Y			

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS



Detached

MLS #: **130018115**

APN: **224-012-14-00**

Address: **466 Melbourne Gln**

City: **Escondido, CA**

Bedrooms: **3**

Optional BR:

Total BR: **3**

Est.SqFt: **2,882**

Year Built: **2004**

Age Restrictions: **N/K**

Sign on Property:

Status: **Sold**

Sales Price: **\$579,000**

Ownership: **Fee Simple**

Full Baths: **2**

Half Baths: **1**

Total Baths:**3**

Zoning: **RES**

Pets:

LP: **\$569,000 - \$589,000**

Orig.Price: **\$589,000**

List Date: **04/11/2013** MT: **19**

OMD: **04/26/2013** AMT: **15**

COE: **05/29/2013**

Possession:

Unit#/Space#:

Zip: **92026** MapCode: **1109H3**

Community: **NORTH ESCONDIDO**

Neighborhood: **Brookside**

Complex/Park: **None**

Cross Streets: **Merion Glen**

Jurisdiction:

Water District:

School District: **ESCONDIDOUNION**

[Media Link](#) [Virtual Tour 1](#)

WalkScore **20**



Lot Size: **.25 to .5 AC**

Acres: **0.250**

REMARKS AND SHOWING INFO

Beautiful single story home in the gated Brookside. Custom carpet, tile & interior paint; upgraded granite countertops & cabinetry in kitchen & master bath; large island & glass-front cabinets in kitchen; 5 ceiling fans; crown molding, stained glass front door; arched doorways. New water heater; sec system; gas & electric hookups in laundry room. Large courtyard w/tile & paver stones, 2 backyard water fountains, covered patio, & EZ-care landscaping w/rocks, trees, & bushes. Brick backyard fencing.

Directions to Property: **15 N, exit El Norte E, L on Centre City Pkwy, R on Country Club Ln, L on N Broadway, R on Merion Glen, L after gate, R on street**

Mandatory Remarks: **Seller will entertain offers between \$569000 - \$589000, None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$80.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance**

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$80.00**

Terms: **Cash, Conventional**

Assessments:

SITE FEATURES

Approx # of Acres: **0.250**

View:

Parking Garage: **Attached**

Approx Lot Sq Ft: **11182**

Topography: **Level**

Parking Garage Spaces: **3**

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage:

Lot Size: **.25 to .5 AC**

Frontage Length:

Parking Non-Garaged Spaces:

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces:

Water: **Meter on Property**

Land Use Code:

Parking for RV:

Sewer/Septic: **Sewer Connected**

Add'l Land Use:

Fencing: **Partial, Other/Remarks**

Irrigation: **Automatic, Sprinklers**

Site: **Curbs**

Telecom:

Prop Restrictions: **CC&R's**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

APPROX ROOM DIMENSIONS

Living Room: **27x30**
 Dining Room: **14x15**
 Family Room: **18x18**
 Kitchen: **18x18**
 Breakfast Area:
 Master BR: **20x18**
 Bedroom 2: **12x12**
 Bedroom 3: **12x12**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories 1 Story	Sub-Flooring Slab on Grade	Searchable Rooms Bedroom(s) Entry Level
Approx Living Space 2,500 to 2,999 Sq	Floor Coverings Carpet, Tile	Breakfast Area
Source of Square Feet Assessor Record	Fireplaces 1	Dining Room
Interior Walls	Fireplace Location FP in Family Room	Family Room
		Formal Entry
		MBR Entry Level

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Contemporary	Elevator	Spa	Water Heater Type Gas
Condo Flat Style	Bldg Entry Level Stories in Bldg	Spa Heat	Laundry Utilities Electric, Gas
Construction Built on Site	Units in Bldg	Security Eqpt Owned	Laundry Location Laundry Room
Exterior Stucco	Exclusive Use Yard Y	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Microwave, Range/Oven
Roof Tile/Clay	Patio Covered, Stone/Tile, Brick	Heat Source Natural Gas	
Guest House	Pool N/K	Heat Equipment Forced Air Unit	
Entry Level Unit	Pool Heat		
3 Stairs/Steps to Entry			

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS



Detached

MLS #: **130018251**
APN: **224-159-21-00**

Address: **2483 Douglaston Gln**
City: **Escondido, CA**

Bedrooms: **5**
Optional BR: **1**
Total BR: **6**
Est.SqFt: **3,293**
Year Built: **2004**
Age Restrictions: **N/K**
Sign on Property: **Y**

Status: **Sold**
Sales Price: **\$625,000**
Ownership: **Fee Simple**

LP: **\$626,800**
Orig.Price: **\$626,800**
List Date: **04/11/2013** MT: **8**
OMD: **04/18/2013** AMT: **7**
COE: **05/17/2013**
Possession: **Close of Escrow**
Unit#/Space#:
Zip: **92026** MapCode: **1109H3**
Community: **NORTH ESCONDIDO**
Neighborhood: **Brookside**
Complex/Park: **Brookside**
Cross Streets: **Merion Glen**
Jurisdiction: **Incorporated**
Water District: **CES**
School District: **ESCONDIDOUNION**

[Media Link](#) [Virtual Tour 1](#)

WalkScore **26**



Lot Size: **.25 to .5 AC**
Acres:

REMARKS AND SHOWING INFO

LARGEST 2-Story home in the Pine Valley Collection of Brookside. OVER 1/4 flat & usable ACRE located on a corner lot! 5 BR's/3.5 BA's & 3293 sq.ft of comfort! 3-car garage, Gourmet Kitchen w/Stainless Appliances, Granite Countertops & Walk-In Pantry, Laundry Room w/abundant storage, One BR on the entry level w/ En Suite BA., Family Room w/Surround Sound, HUGE Master Retreat, His & Hers Walk in Closets, SHUTTERS, Built-In BBQ & Fire Pit, LARGE grassy area for the kids. GATED Community. Beauty is in the Details!!

Directions to Property: **78-East ~ Centre City Pkwy No. ~ R @ W.Country Club Ln ~ L @ No.Broadway ~ R @ Merion Glen ~ R @ Douglaston Gln ~ House on R ~**
Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$80.00/Month** Paid: **Monthly**

HO Fees Include: **Gated Community, Exterior (Landscaping)**

Other Fees: **\$0.00** Paid: Other Fees Type:
CFD/Mello Roos: **\$0.00** Paid: Est % of Owner Occupancy: **98**
Total Monthly Fees: **\$80.00** Terms: **Cash, Conventional, FHA, VA**
Assessments: **N/K**

SITE FEATURES

Approx # of Acres: View: **Evening Lights** Parking Garage: **Attached**
Approx Lot Sq Ft: **11069** Topography: **Level** Parking Garage Spaces: **3**
Approx Lot Dim: Boat Facilities: Parking Non-Garage:
Lot Size: **.25 to .5 AC** Frontage Length: Parking Non-Garaged Spaces:
Lot Size Source: **Assessor Record** Frontage: Total Parking Spaces:
Water: **Meter on Property** Land Use Code: Parking for RV:
Sewer/Septic: **Sewer Connected** Add'l Land Use: Fencing: **Full**
Irrigation: **Sprinklers, Automatic** Site: **Corner Lot, Sidewalks, Street Paved, Curbs**
Telecom: **Computer (cat5), Cable (coaxial), I** Prop Restrictions: **CC&R's**
Residential Unit Loc: **Detached** Structures:
Units In Complex: Complex Features: **Gated Community, Biking/Hiking Trails**
Animal Designator Code:
Miscellaneous:

APPROX ROOM DIMENSIONS

Living Room: **14X13**
 Dining Room: **15X12**
 Family Room: **20X15**
 Kitchen: **18X16**
 Breakfast Area:
 Master BR: **21X15**
 Bedroom 2: **12X11**
 Bedroom 3: **12X10**
 Bedroom 4: **12X10**
 Bedroom 5: **14X12**
 Extra Room 1: **0**
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories
2 Story

Approx Living Space
3,000 to 3,999 Sq

Source of Square Feet
Assessor Record

Interior Walls
Drywall

Sub-Flooring
Slab on Grade

Floor Coverings
Tile, Carpet

Fireplaces
1

Fireplace Location
FP in Family Room

Searchable Rooms
Bedroom(s) Entry Level
Bonus Room
Breakfast Area
Den
Dining Area
Dining Room
Family Room
Great Room
Guest Maid
Library
Master Retreat
Office
Optional Bedrooms

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style
Mediterranean/Spanish

Condo Flat Style

Construction
Built on Site

Exterior
Stucco

Roof
Tile/Clay

Guest House
N/K

Entry Level Unit
 3 Stairs/Steps to Entry
N

Elevator
N

Bldg Entry Level
 Stories in Bldg

Units in Bldg
 Exclusive Use Yard
Y

Patio
Deck

Pool
N/K

Pool Heat

Spa
N/K

Spa Heat

Security
N/K

Cooling
Central Forced Air, Zoned Area(s)

Heat Source
Natural Gas

Heat Equipment
Fireplace, Forced Air Unit, Z

Water Heater Type
Gas

Laundry Utilities
Gas, Electric

Laundry Location
Laundry Room

Equipment:
Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator

MANUFACTURED/MOBILE HOME OPTIONS

Lenght x Width: Make: Configuration: Space#:

Number of Sections: Model: Real Estate Incl: Space Rent: Tax Rolls:

Axles: Skirting: HCD433 Rec:

License #1: Lic #2: Lic #3: Lic #4: Lic #5:

Serial #1: Ser #2: Ser #3: Ser #4: Ser #5:

Dept.of Housing #1: DOH #2: DOH #3: DOH #4: DOH #5:

SUPPLEMENTAL REMARKS



Detached

MLS #: **130008467**

APN: **185-030-47-00**

Address: **9885 N View Ct**

City: **Escondido, CA**

Bedrooms: **4**

Optional BR: **1**

Total BR: **5**

Est.SqFt: **3,829**

Year Built: **2003**

Age Restrictions: **N/K**

Sign on Property: **N**

Status: **Sold**

Sales Price: **\$730,000**

Ownership: **Fee Simple**

Full Baths: **4**

Half Baths: **1**

Total Baths: **5**

Zoning: **A70**

Pets:

LP: **\$695,000 - \$740,000**

Orig.Price: **\$740,000**

List Date: **02/19/2013** MT: **10**

OMD: **03/01/2013** AMT: **10**

COE: **04/11/2013**

Possession:

Unit#/Space#:

Zip: **92026** MapCode: **1069D7**

Community: **NORTH ESCONDIDO**

Neighborhood: **HIDDEN MEADOWS**

Complex/Park:

Cross Streets: **Mt Meadow/N View L**

Jurisdiction:

Water District:

School District:

[Media Link](#)

WalkScore **2**



Lot Size: **4+ to 10 AC**

Acres: **5.390**

REMARKS AND SHOWING INFO

Custom designed & built 10 yrs ago, this contemporary open style hm showcases panoramic forever views & offers a warm, inviting, highly upgraded interior! Secluded privacy, yet minutes from the freeway! Manicured 5.39 acres w/pool & spa in natural setting, succulent gardens, vegetable gardens & wide variety of fruit trees & bushes (blueberries & blackberries too). Spacious kitchen w/center island, granite counters, maple cabinetry & view nook! Cozy living rm w/stunning fireplace. Each BR has its own bath.

Directions to Property: **I-15, Mt. Meadow Rd exit east, Mt Meadow all the way, Left North View Ln, RT N View Ct.**

Mandatory Remarks: **Seller will entertain offers between \$695000 - \$740000, None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Conventional, Cash, VA**

Assessments:

SITE FEATURES

Approx # of Acres: **5.390**

View: **Panoramic, Mountains/Hills, Evening Lights,**

Parking Garage: **Attached**

Approx Lot Sq Ft: **234788**

Topography: **Slope Gentle**

Parking Garage Spaces: **3**

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage:

Lot Size: **4+ to 10 AC**

Frontage Length:

Parking Non-Garaged Spaces:

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces:

Water: **Meter on Property**

Land Use Code:

Parking for RV: **Potential Space**

Sewer/Septic: **Septic Installed**

Add'l Land Use:

Fencing: **Partial**

Irrigation: **Automatic**

Site:

Telecom:

Prop Restrictions: **None Known**

Residential Unit Loc: **Detached**

Structures: **Shed**

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

APPROX ROOM DIMENSIONS

Living Room: **25x14**
 Dining Room: **13x13**
 Family Room: **28x14**
 Kitchen: **30x13**
 Breakfast Area: **Incl**
 Master BR: **19x15**
 Bedroom 2: **20x14**
 Bedroom 3: **15x15**
 Bedroom 4: **14x11**
 Bedroom 5:
 Extra Room 1: **00x00**
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories 3 Story	Sub-Flooring	Searchable Rooms Bedroom(s) Entry Level
Approx Living Space 3,000 to 3,999 Sq	Floor Coverings	Breakfast Area
Source of Square Feet Appraisal	Fireplaces 1	Dining Area
Interior Walls	Fireplace Location FP in Living Room	Family Room
		Master Retreat
		Optional Bedrooms

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Contemporary	Elevator N	Spa Private w/Pool	Water Heater Type Propane
Condo Flat Style	Bldg Entry Level	Spa Heat Propane	Laundry Utilities Electric, Propane
Construction Built on Site	Stories in Bldg	Security	Laundry Location Laundry Room
Exterior Stucco	Units in Bldg	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven, Pool/Spa/Equipment
Roof Tile/Clay	Exclusive Use Yard	Heat Source Propane	
Guest House	Patio Deck, Slab, Balcony	Heat Equipment Forced Air Unit	
Entry Level Unit	Pool Below Ground		
3 Stairs/Steps to Entry	Pool Heat Propane		

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

Secluded privacy in beautiful Hidden Meadows - yet only 5 minutes appx from I-15! Enjoy the panoramic views of the distant mountains and valleys from this peaceful approx 5.39 acre setting! Stroll through the gardens and enjoy the colors or choose your vegetables and fruit for a fresh meal! Blueberries, blackberries, citrus, grapes, avocados, apricot, fig, Asian pear, etc. The living room features a stunning fireplace flanked on both sides with French doors opening to a large balcony looking out to the views. The formal dining area looks out to the views as well. You'll love the kitchen with maple cabinetry, stainless appliances, granite counters and travertine backsplash, prep island & informal dining nook. The master suite is at the entry level and is privately located in back. There is an another spacious separate approx 15x15 bedroom (or den)at this level that opens to the back yard. On the upper level there are two separate bedrooms, each with its own bath. One is extra large with its own sitting room. At the lower level there is a large family/game room or optional 5th bedroom with closet and 1/2 bath. Take the virtual tour and enjoy this custom, first time on the market, home offering a coveted retreat from the rest of the world!Buyer to verify all information herein to their satisfaction. All measurements are approximate. Information is deemed reliable, but not guaranteed.



Detached

MLS #: **130011929**

APN: **225-761-35-00**

Address: **2576 Hamlin Ct**

City: **Escondido, CA**

Bedrooms: **4**

Optional BR: **1**

Total BR: **5**

Est.SqFt: **3,023**

Year Built: **2010**

Age Restrictions: **N/K**

Sign on Property: **Y**

Status: **Sold**

Sales Price: **\$575,000**

Ownership: **Fee Simple**

Full Baths: **3**

Half Baths: **1**

Total Baths: **4**

Zoning:

Pets:

LP: **\$575,000**

Orig.Price: **\$575,000**

List Date: **03/08/2013** MT: **4**

OMD: **03/12/2013** AMT: **4**

COE: **04/30/2013**

Possession:

Unit#/Space#:

Zip: **92027** MapCode: **1110D5**

Community: **EAST ESCONDIDO**

Neighborhood: **Chaparral Ridge**

Complex/Park:

Cross Streets: **Washington/EI Norte**

Jurisdiction:

Water District:

School District:

[Media Link](#) [Virtual Tour 1](#)

WalkScore **23**



Lot Size: **.25 to .5 AC**

Acres:

REMARKS AND SHOWING INFO

TRADITIONAL SALE! Gorgeous home in the newer community of Chaparral Ridge. Cul-de-sac home offers wood floors, granite countertops, and stainless steel appliances as well as entertainment and breakfast nooks, and a great room with beautiful fireplace. Bedrooms on entry level with a nice size loft upstairs. Entertainers backyard with wetbar, build in BBQ and above ground spa. Great curb appeal and a must see!

Directions to Property:

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$100.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance**

Other Fees: **\$0.00** Paid:

Other Fees Type:

CFD/Mello Roos: **\$245.00/Year**

Paid: **N/K**

Est % of Owner Occupancy:

Total Monthly Fees: **\$120.00**

Terms: **Cash, Conventional, FHA, VA**

Assessments:

SITE FEATURES

Approx # of Acres:

Approx Lot Sq Ft: **12595**

Approx Lot Dim:

Lot Size: **.25 to .5 AC**

Lot Size Source: **Assessor Record**

Water: **Meter on Property**

Sewer/Septic: **Sewer Connected**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View:

Topography: **Level**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: **CC&R's**

Structures:

Complex Features:

Parking Garage: **Attached**

Parking Garage Spaces: **3**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Full**

APPROX ROOM DIMENSIONS

Living Room: **17x30**
 Dining Room: **14x11**
 Family Room: **14x14**
 Kitchen: **14x11**
 Breakfast Area:
 Master BR: **17x19**
 Bedroom 2: **11x10**
 Bedroom 3: **12x10**
 Bedroom 4: **13x12**
 Bedroom 5:
 Extra Room 1: **15x14**
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories 2 Story	Sub-Flooring	Searchable Rooms Bedroom(s) Entry Level
Approx Living Space	Floor Coverings	Dining Room
Source of Square Feet Assessor Record	Fireplaces 1	Family Room
Interior Walls	Fireplace Location FP in Living Room	Breakfast Area
		Loft
		MBR Entry Level

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Condo Flat Style	Elevator Bldg Entry Level Stories in Bldg	Spa Spa Heat	Water Heater Type Laundry Utilities Gas
Construction Built on Site	Units in Bldg	Security	Laundry Location Laundry Room
Exterior Stucco	Exclusive Use Yard	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Range/Oven, Water Softener, Microwave, Pool/Spa/Equipment
Roof Concrete, Tile/Clay	Patio	Heat Source Natural Gas	
Guest House	Pool N/K	Heat Equipment Forced Air Unit	
Entry Level Unit 3 Stairs/Steps to Entry	Pool Heat		

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

Washer Dryer and Refridgerator are negotiable



Detached

MLS #: **130002425**

APN: **225-761-14-00**

Address: **2690 Ponderosa Ct**

City: **Escondido, CA**

Bedrooms: **4**

Optional BR:

Total BR: **4**

Est.SqFt: **2,653**

Year Built: **2010**

Age Restrictions: **N/K**

Sign on Property: **Y**

Status: **Sold**

Sales Price: **\$550,000**

Ownership: **Fee Simple**

Full Baths: **2**

Half Baths: **1**

Total Baths: **3**

Zoning:

Pets:

LP: **\$549,900 - \$579,900**

Orig.Price: **\$579,900**

List Date: **01/14/2013** MT: **40**

OMD: **02/23/2013** AMT: **40**

COE: **04/05/2013**

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92027** MapCode: **1110D6**

Community: **EAST ESCONDIDO**

Neighborhood: **Chaparral Ridge**

Complex/Park:

Cross Streets: **El Norte Parkway**

Jurisdiction: **Incorporated**

Water District: **CES**

School District: **ESCONDIDOUNION**

[Media Link](#) [Virtual Tour 1](#)

WalkScore **20**



Lot Size: **.25 to .5 AC**

Acres: **0.310**

REMARKS AND SHOWING INFO

Traditional Sale of an Immaculately maintained single story, large corner lot home on a quiet cul de-sac. Move into this highly upgraded, shows like a model, energy efficient home with a desirable spacious floor plan featuring separate MBR with 2 walk in closets. Custom paint and wood shutters throughout, ceiling fans in BR's complete the warm designer decor. Beautiful low maintenance, manicured and landscaped backyard with a covered patio, waterfall and lighting great for entertaining-3car tandem Garage

Directions to Property: **El Norte Parkway to Sungold to Ponderosa.**

Mandatory Remarks: **Seller will entertain offers between \$549900 - \$579900, None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$100.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance, Exterior (Landscaping)**

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$100.00**

Terms: **Cash, Conventional**

Assessments:

SITE FEATURES

Approx # of Acres: **0.310**

View: **Mountains/Hills, Parklike**

Parking Garage: **Tandem, Attached**

Approx Lot Sq Ft: **13744**

Topography: **Level**

Parking Garage Spaces: **3**

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage:

Lot Size: **.25 to .5 AC**

Frontage Length:

Parking Non-Garaged Spaces:

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces:

Water: **Meter on Property**

Land Use Code:

Parking for RV:

Sewer/Septic: **Sewer Connected**

Add'l Land Use:

Fencing: **Full**

Irrigation: **Sprinklers, Automatic, Drip**

Site: **Cul-De-Sac, Corner Lot, Sidewalks, Street Paved**

Telecom: **Cable (coaxial), Computer (cat5), S**

Prop Restrictions: **CC&R's**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

APPROX ROOM DIMENSIONS

Living Room: **21X10**
 Dining Room: **12X12**
 Family Room: **17X19**
 Kitchen: **16X10**
 Breakfast Area: **11X14**
 Master BR: **18X14**
 Bedroom 2: **16X11**
 Bedroom 3: **12X12**
 Bedroom 4: **11X10**
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories 1 Story	Sub-Flooring	Searchable Rooms Dining Room
Approx Living Space	Floor Coverings Tile, Carpet	Family Room
Source of Square Feet Assessor Record	Fireplaces	Formal Entry
Interior Walls	Fireplace Location FP in Living Room	Bedroom(s) Entry Level
		Breakfast Area
		MBR Entry Level

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Ranch	Elevator N	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities Gas
Construction Built on Site	Stories in Bldg	Security	Laundry Location Laundry Room
Exterior Wood/Stucco	Units in Bldg	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Dryer, Garage Door Opener, Microwave, Range/Oven, Solar Panels, Satellite Dish, Vacuum/Central, Washer, Water Filtration
Roof Tile/Clay	Exclusive Use Yard N	Heat Source Electric, Solar	
Guest House	Patio Covered, Slab, Enclosed, Deck, S	Heat Equipment Fireplace, Forced Air Unit	
Entry Level Unit	Pool N/K		
3 Stairs/Steps to Entry N	Pool Heat		

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

Built by Shea Homes and constructed with Beauty and Quality in mind and a great value. Home is a great size for a family and it offers exceptional luxury and value. Interior amenities include a gourmet kitchen with many upgrades. Elegant Master bedroom suite with two large walk in closets and master baths offering oval tubs and separate showers. Dual glazed windows, high efficiency air conditioning and gas heating, and high speed data wiring throughout the home at Chaparral Ridge. Upgrades include: Water conditioner, reverse osmosis, instant hot water and energy saving watering system. A security alarm system paid for until the end of the year. Solar system newly installed and can be transferred to new owners. Warranties available upon request. Buyer to verify all information prior to close of escrow.



Detached

MLS #: **130008130**

APN: **241-291-10-00**

Address: **3175 Skyline View Glen**

City: **Escondido, CA**

Bedrooms: **4**

Optional BR:

Total BR: **4**

Est.SqFt: **3,971**

Year Built: **2006**

Age Restrictions: **N/K**

Sign on Property:

Status: **Sold**

Sales Price: **\$580,000**

Ownership: **Fee Simple**

Full Baths: **3**

Half Baths: **1**

Total Baths: **4**

Zoning:

Pets:

LP: **\$590,000**

Orig.Price: **\$590,000**

List Date: **02/16/2013** MT: **81**

OMD: **05/08/2013** AMT: **81**

COE: **05/28/2013**

Possession:

Unit#/Space#:

Zip: **92027** MapCode: **1130J4**

Community: **EAST ESCONDIDO**

Neighborhood: **Rancho Vistamonte**

Complex/Park:

Cross Streets: **Vistamonte Glen**

Jurisdiction:

Water District:

School District:

[Media Link](#)

WalkScore **6**



Lot Size: **.25 to .5 AC**

Acres:

REMARKS AND SHOWING INFO

Beautiful home on 18,900 sq foot lot. Saltwater pool and spa, 3 car garage, courtyard 2 fireplaces. Meediteranean landscape with mountain view.

Directions to Property:

Mandatory Remarks: **None Known**

Sales Restrictions: **Pre SS Pkg submitted to lenders(s), ready to consider offers**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$309.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance, Gated Community**

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$309.00**

Terms: **Cal Vet, Cash, Conventional, FHA**

Assessments:

SITE FEATURES

Approx # of Acres:

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: **.25 to .5 AC**

Lot Size Source: **Other/Remarks**

Water: **Meter on Property**

Sewer/Septic: **Sewer Connected**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View:

Topography: **Mountainous**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: **CC&R's**

Structures:

Complex Features:

Parking Garage: **Attached**

Parking Garage Spaces: **2**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Partial**

APPROX ROOM DIMENSIONS

Living Room: **15X14**
 Dining Room: **13X13**
 Family Room: **18X16**
 Kitchen: **16X16**
 Breakfast Area:
 Master BR: **27X19**
 Bedroom 2: **13X12**
 Bedroom 3: **13X12**
 Bedroom 4: **12X13**
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories
2 Story
 Approx Living Space
 Source of Square Feet
Public Records
 Interior Walls

Sub-Flooring
 Floor Coverings
 Fireplaces
 Fireplace Location

Searchable Rooms
Bedroom(s) Entry Level
Family Room

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa Private w/Pool	Water Heater Type
Condo Flat Style	Bldg Entry Level Stories in Bldg	Spa Heat Gas	Laundry Utilities Electric, Gas
Construction Built on Site	Units in Bldg	Security	Laundry Location Laundry Room
Exterior Stucco, Wood	Exclusive Use Yard	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Garage Door Opener, Microwave, Pool/Spa/Equipment, Range/Oven
Roof Tile/Clay	Patio	Heat Source Electric, Natural Gas	
Guest House	Pool Below Ground	Heat Equipment	
Entry Level Unit 3 Stairs/Steps to Entry	Pool Heat	Fireplace, Forced Air Unit	

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS



Detached

MLS #: **120052746**

APN: **235-520-03-00**

Address: **1383 W 11th Ave**

City: **Escondido, CA**

Bedrooms: **5**

Optional BR:

Total BR: **5**

Est.SqFt: **3,704**

Year Built: **2005**

Age Restrictions: **N/K**

Sign on Property: **Y**

Status: **Sold**

Sales Price: **\$655,000**

Ownership: **Fee Simple**

Full Baths: **3**

Half Baths: **0**

Total Baths: **3**

Zoning: **1**

Pets: **Yes**

LP: **↓ \$679,900**

Orig.Price: **\$729,900**

List Date: **10/19/2012** MT: **164**

OMD: **04/01/2013** AMT: **164**

COE: **04/25/2013**

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92029** MapCode: **1129G5**

Community: **SOUTHWEST ESCONDID**

Neighborhood: **Escondido**

Complex/Park:

Cross Streets: **Sal Glen**

Jurisdiction: **Incorporated**

Water District: **CES**

School District: **ESCONDIDOUNION**

[Media Link](#) [Virtual Tour 1](#)

WalkScore **51**



Lot Size: **.25 to .5 AC**

Acres: **0.460**

REMARKS AND SHOWING INFO

5 Bedroom / 3 Bath Home with Pool! Just Completed a Freshly Painted Interior, New Carpet and Misc. Repairs. Kitchen Features Granite Counters, Stainless Appliances and Center Island. Master Suite Features Dual Sided Fireplace, Walk In Closet, Garden Tub and His and Her Vanities. Other Features Include Fireplace in the Family Room and 1 Bedroom / 1 Bath Downstairs. Close to Restaurants, Shopping and Freeway. See Attachment and Supplement for more info.

Directions to Property: **this is on the west side of the 15**

Mandatory Remarks: **None Known**

Sales Restrictions: **Other/Remarks**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cash, Conventional**

Assessments:

SITE FEATURES

Approx # of Acres: **0.460**

View:

Parking Garage: **Attached**

Approx Lot Sq Ft: **20049**

Topography: **Level, Slope Gentle**

Parking Garage Spaces: **3**

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage:

Lot Size: **.25 to .5 AC**

Frontage Length:

Parking Non-Garaged Spaces:

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces:

Water: **Meter on Property**

Land Use Code:

Parking for RV:

Sewer/Septic: **Sewer Connected**

Add'l Land Use:

Fencing: **Partial**

Irrigation:

Site:

Telecom:

Prop Restrictions: **None Known**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

APPROX ROOM DIMENSIONS

Living Room: **16x12**
 Dining Room: **16x14**
 Family Room: **20x19**
 Kitchen: **15x15**
 Breakfast Area:
 Master BR: **24x21**
 Bedroom 2: **14x12**
 Bedroom 3: **15x11**
 Bedroom 4: **13x11**
 Bedroom 5: **13x11**
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories
2 Story

Approx Living Space
3,000 to 3,999 Sq
 Source of Square Feet
Assessor Record

Interior Walls

Sub-Flooring

Floor Coverings

Searchable Rooms
N/K

Fireplaces
3

Fireplace Location
FP in Family Room, FP in Master BR, Other/Remarks

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		None Known
Construction	Units in Bldg	Security	Laundry Location
Built on Site	Exclusive Use Yard	Cooling	N/K
Exterior		N/K	Equipment:
Stucco, Stone	Patio		N/K
Roof	Slab	Heat Source	
Tile/Clay	Pool		
Guest House	Below Ground	Heat Equipment	
Entry Level Unit	Pool Heat		
3 Stairs/Steps to Entry		N/K	

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

The seller has never occupied the property and is exempt from supplying the buyer with a TDS. This home is being sold in its current as is condition. The buyer is to complete thorough investigations before close of escrow. The buyer/agent shall verify all information contained herein before close of escrow. Information contained herein is deemed reliable but is not guaranteed. Sale of property may be subject to investor approval. **B2VAB4COE**



Detached

MLS #: **120062017**

APN: **235-032-60-00**

Address: **2267 JOHNSTON Rd**

City: **Escondido, CA**

Bedrooms: **4**

Optional BR:

Total BR: **4**

Est.SqFt: **3,476**

Year Built: **2003**

Age Restrictions: **N/K**

Sign on Property:

Status: **Sold**

Sales Price: **\$650,000**

Ownership: **Fee Simple**

Full Baths: **3**

Half Baths: **0**

Total Baths: **3**

Zoning:

Pets:

LP: **↓ \$599,000 - \$699,000**

Orig.Price: **\$709,000**

List Date: **12/28/2012** MT: **49**

OMD: **02/15/2013** AMT: **49**

COE: **05/07/2013**

Possession:

Unit#/Space#:

Zip: **92029** MapCode: **1129D6**

Community: **SOUTHEAST ESCONDID**

Neighborhood: **Southwest Escondid**

Complex/Park:

Cross Streets: **Citracado Pkwy**

Jurisdiction:

Water District:

School District:

[Media Link](#) [Virtual Tour 1](#)

WalkScore



Lot Size: **4+ to 10 AC**

Acres: **7.350**

REMARKS AND SHOWING INFO

Tenant of property purchased home with exclusion from listing agreement and no commissions were paid. Tremendous value for this gorgeous home nestled in a gated community boasting amazing panoramic city light and mountain views, large gourmet kitchen with granite slab countertops, cherry cabinets, stainless steel appliances, custom wine cooler, travertine floors and more. This must-see home includes additional acreage above with numerous possibilities.

Directions to Property:

Mandatory Remarks: **Seller will entertain offers between \$599000 - \$699000, None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cash, Conventional**

Assessments:

SITE FEATURES

Approx # of Acres: **7.350**

Approx Lot Sq Ft: **320166**

Approx Lot Dim:

Lot Size: **4+ to 10 AC**

Lot Size Source: **Assessor Record**

Water: **Meter on Property**

Sewer/Septic: **Sewer Connected**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View: **City, Evening Lights, Mountains/Hills, Panor**

Topography: **Level, Slope Gentle, Slope Steep**

Boat Facilities:

Frontage Length:

Frontage: **Open Space**

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: **CC&R's**

Structures:

Complex Features:

Parking Garage: **Attached**

Parking Garage Spaces: **4**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **N/K**

MLS#: 120062017

2267 JOHNSTON Rd

LP: \$599,000 - \$699,000

APPROX ROOM DIMENSIONS

Living Room: **15x13**
 Dining Room: **17x13**
 Family Room: **24x19**
 Kitchen: **15x14**
 Breakfast Area: **11x11**
 Master BR: **21x19**
 Bedroom 2: **21x11**
 Bedroom 3: **12x10**
 Bedroom 4: **12x10**
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories
1 Story

Approx Living Space

Source of Square Feet
Assessor Record

Interior Walls

Sub-Flooring

Floor Coverings

Searchable Rooms
N/K

Fireplaces
2

Fireplace Location
FP in Family Room, FP in Master BR

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		Gas
Construction	Units in Bldg	Security	Laundry Location
Built on Site	Exclusive Use Yard	Cooling	Laundry Room
Exterior		Central Forced Air	Equipment:
Wood/Stucco	Patio	Heat Source	Dishwasher, Disposal,
Roof	Slab	Natural Gas	Garage Door Opener,
Tile/Clay	Pool	Heat Equipment	Microwave, Range/Oven
Guest House	N/K		
Entry Level Unit	Pool Heat	Forced Air Unit, Zoned Area	
3 Stairs/Steps to Entry			

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

All information deemed accurate but not guaranteed. Buyer to verify all information prior to the close of escrow.



Detached

MLS #: **120054565**

APN: **272-361-53-00**

Address: **3540 Via Ventada**

City: **Escondido, CA**

Bedrooms: **3**

Optional BR:

Total BR: **3**

Est.SqFt: **2,549**

Year Built: **2009**

Age Restrictions: **N/K**

Sign on Property: **N**

Status: **Sold**

Sales Price: **\$725,000**

Ownership: **Fee Simple**

Full Baths: **2**

Half Baths: **1**

Total Baths: **3**

Zoning: **R-1**

Pets: **Yes**

LP: **↓ \$749,000**

Orig.Price: **\$779,900**

List Date: **10/27/2012** MT: **146**

OMD: **03/18/2013** AMT: **173**

COE: **04/26/2013**

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92029** MapCode: **1149H3**

Community: **SOUTHWEST ESCONDID**

Neighborhood: **Lk Hodges - Felicita**

Complex/Park:

Cross Streets: **Via Valle Vista**

Jurisdiction:

Water District: **RDD**

School District: **ESCONDIDOUNION**

[Media Link](#) [Virtual Tour 1](#)

WalkScore **6**



Lot Size: **.5 to 1 AC**

Acres: **0.540**

REMARKS AND SHOWING INFO

Traditional sale. Not REO or a short sale. This beautiful 2009 custom built home has it all! Beautiful views abound in this quiet and peaceful setting. A 4.78 KW PV solar system powers the house. Wonderful over 400 sqft rooftop deck with it's own kitchen and audio/video media system. The built in multi media system runs through the majority of the house including surround sound in the great room. Plenty of parking for RV, or ?. Please see supplement and attachments. Buyer to verify all before COE.

Directions to Property: **Via Loma Vista south. Lt on Via Valle Vista. Take a rt when you approach a yellow fire hydrant and 3 tall palms.**

No street sign.

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cal Vet, Cash, Conventional, FHA, VA**

Assessments:

SITE FEATURES

Approx # of Acres: **0.540**

View: **City, Evening Lights, Mountains/Hills, Valley/**

Parking Garage: **Attached**

Approx Lot Sq Ft: **23522**

Topography: **Level, Slope Gentle**

Parking Garage Spaces: **3**

Approx Lot Dim:

Boat Facilities: **Other/Remarks**

Parking Non-Garage: **Uncovered, Driv**

Lot Size: **.5 to 1 AC**

Frontage Length:

Parking Non-Garaged Spaces: **5**

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces: **8**

Water: **Meter on Property**

Land Use Code:

Parking for RV: **Hook-ups, On-Site P**

Sewer/Septic: **Septic Installed**

Add'l Land Use:

Fencing: **Full**

Irrigation: **Automatic, Drip, Sprinklers**

Site:

Telecom: **Cable (coaxial), Computer (cat5), /**

Prop Restrictions: **None Known**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

MLS#: 120054565

3540 Via Ventada

LP: \$749,000

APPROX ROOM DIMENSIONS

Living Room: **20x19**
 Dining Room: **12x12**
 Family Room: **0**
 Kitchen: **16x14**
 Breakfast Area: **6x5**
 Master BR: **18x15**
 Bedroom 2: **11x11**
 Bedroom 3: **12x11**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1: **21x21**
 Extra Room 2: **13x10**
 Extra Room 3:

INTERIOR FEATURES

Stories
2 Story
 Approx Living Space
2,500 to 2,999 Sq
 Source of Square Feet
Assessor Record
 Interior Walls

Sub-Flooring
 Floor Coverings
Carpet, Tile, Wood

Searchable Rooms
Breakfast Area
Exercise Room
Storage Room

Fireplaces
1
 Fireplace Location
FP in Living Room

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Contemporary	Elevator N	Spa Private Portable	Water Heater Type Propane
Condo Flat Style	Bldg Entry Level Stories in Bldg	Spa Heat Electric	Laundry Utilities Propane, Electric
Construction Built on Site	Units in Bldg	Security Eqpt Owned	Laundry Location Laundry Room
Exterior Stucco, Other/Remarks	Exclusive Use Yard N	Cooling Central Forced Air	Equipment: Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Satellite Dish, Refrigerator, Solar Panels, Vacuum/Central
Roof Tile/Clay	Patio Deck, Slab	Heat Source Propane	
Guest House N/K	Pool N/K	Heat Equipment Forced Air Unit	
Entry Level Unit 3 Stairs/Steps to Entry N	Pool Heat		

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

A must see property! Solar and propane powered. Dual pane low E casement windows. Central vac system with kick plates in the kitchen and upstairs. The over 400 sq ft rooftop deck has its own kitchen and audio/video media system. Granite, under counter fridge, ice maker, redwood cabinets and bar that seats 6. Plumbed for heat lamps (as well as back patio). Great room has 20' ceilings with wide plank American Walnut floors & built in surround sound. Ample windows & double 8' sliding doors provide lots of light. Fireplace with Soapstone surround, hearth with imported tile inlay & Tamarind wood mantle. The kitchen has 10' ceilings with 3cm granite countertops, and Soapstone island. Viking wine fridge, top of the line Kitchen Aid appliances, imported "Mandala" tile flooring, 5 burner Dacor range with a retractable downdraft venting system. Cherry cabinets with soft close drawers. Plenty of storage. Walk in pantry. Breakfast nook. Formal dining room & bonus room that would make a great office/den. Laundry room has granite counters, farm sink and lots of storage. Second level has 9' ceilings. Master bedroom has a private deck & walk in closet. Master bath has soapstone countertops & tub surround, separate tub/shower with tile flooring. Solartubes in closet & baths. Garage is fully finished, insulated & wired for audio/video for the ultimate man cave! Built in storage, clean up sink, work bench & open beamed 10' ceilings. Rinnai tankless water heater. Preplumbed for a whole house filtration system. Full 8' gates for secure RV/boat storage. Close to Lk. Hodges boat launch, shopping & freeway access. Exclusive neighborhood, far away feel yet close to everything. Grounds are fully irrigated. 10 Reed avocado trees with room for more. The 1 year old,\$10K Jacuzzi hot tub conveys! Powder room mirror does not convey.