

BARRY SAYWITZ Residential Ref: 1

Condominium Attached RES Withdrawn 4146 Patrice Rd **Newport Beach (NB)**
 Orange County (OR) **XSTS Newport Blvd. & Hospital Road** Newport Heights (N6) Zip 92663-3609 **TGNO 888H5** **Aerial Map**

Media: 2 **Builder Tract** Newport Heights (NEWH) **Model (0)** **Stories** Two Levels **YrBlt** 2007 **Builder**
Bed 4 **Baths 3** **Style** Modern **View** City Lights View **Floor 1** of 2 **Land Fee** \$
ASqFt 2,409 **Builder** **ALotSize** 6,398 **Builder** **Dim** 60' x 107.7' **Acres** **Range Price Listing:** No
Prkng Garage Detached **Remotes 2** **Spaces 0** **Carport 0** **HOA Dues** \$ 0 + \$ 0 **RV Access**
Garage 2 D **Just completed 'As If' new construction, single family, 4bdm, 3bth, front home, located on the corner of Patrice & Flagship, near Hoag Hospital, private enclosed yd area, 2 car gar, travertine flrs, granite counters, crown molding throughout, stainless steel appli. including fridge, 2 FPs, Jacuzzi tubs. This is our model and can be sold with furnishings.**

Rooms

Bedrooms Main Floor Bedroom, Master Suite, Walk-In Closet **Living Rm** Living Rm Entrance **Dining** Family Kitchen
Other Bonus Room, Inside Laundry, Walk-In Pantry

Amenities

Pool No Pool **Spa** No Spa **TV** **Firepl** Family Room, Master Bedroom **Security**
Appliances Built-In Gas Range, Dishwasher, Freezer, Garbage Disposal, Gas/Elec Dryer, Hook Up, Microwave, Refrigerator **Other**
High or Mid-Rise Amenities

Interior

Heating Forced Air **Cooling** Central **Floors** Travertine
Interior Misc

Exterior/Structural

Roof Spanish Clay Tile, Tar and Gravel **Entry Location** Ground Level - no steps **Common Walls** 1 common wall
Cond New Construction **Plumbing** Full Copper Plumbing **Patio** Balcony, Enclosed Patio
Other Pre-wired for surround sound, Termite Clearance **Sprinklers** **Doors/Windows**
Exterior Construction Stone, Stucco

Lot Description

APNO 425-261-07 **Zoning** **Lot/Block/Tract** 169/2/361
Lot Lot 20,000-39,999 SqFt **Legal CC&RS**
Sewer In Street Paid **Water District** **Yard Front, Other Fencing**

Community/Association

HS Dist Newport Mesa Unified School District **Elemen** **Junior** **High Sch**
Amenities **HOA Dues** \$ 0 + \$ 0 **Mello Roos** No
Units 4 **Land Fee** **Land Lse/Yr** \$ **Lse Ren** **Lse Exp**
City Inspect Yes **Lse Trans** \$ **Builder's Name**

Financial Information

Terms Cash To New Loan **Desired Escrow Time** 30 days **Tax Amt** \$ 16083 **Total Assessed Value** \$ 1,500,000
1st TD \$ **Type Interest %** **2nd TD** \$ **Type** **Interest %** **Seller Pnts** **Deposit** 3%

List Office/Agent Info

List Office BARRY SAYWITZ (U7765) **Office** 949-930-7500 **Fax** 949-930-7555 **Res** 949-930-7528
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Agt E-Mail Yes **Agt WSite** www.saywitzproperties.com
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Price Excl
Price Includes
Occupant Vacant

Occupant Name