


BARRY SAYWITZ **Residential** Ref: 1
Condominium Attached RES Active 4150 Patrice Rd Newport Beach (NB)
 Orange County XSTS Newport Blvd. & Hospital Road Newport Heights Zip 92663- TGNO
 (OR) 3609 888H5 Aerial Map 

Media: 13 **Builder Tract** Newport Heights **Model (0)** **Stories** Two Levels **YrBlt** 2008 **Builder**
 (NEWH)
Bed 5 **Baths** 3 **Style** Modern **View** City Lights **Floor** 1 of 2 **Land Fee** \$
 View
ASqFt 2,534 **Builder** **ALotSize** 6,398 **Builder** **Dim** 60' x **Acres** **Range Price Listing:**
 107.7' **No**
Prkng Garage Attached **HOA Dues** \$ 0 + \$ 0
Garage 2 A **Remotes** 2 **Spaces** 0 **Carpport** 0 **RV Access**

Just completed 'As If' new construction. Corner unit one block to Hoag Hospital & 1/2 a mile to the beach. This unit is the rear corner unit, consisting of 5 bedrooms, 3 baths, formal dining room, living room, bonus room, full kitchen and private two-car garage. The unit has a front yard and enclosed side yard areas. The unit has stainless steel appliances in the kitchen, crown molding throughout, travertine floors, two granite fireplaces, large master suite with fireplace, walk-in closet, Jacuzzi tub and double sinks, new heating and air conditioning systems and high-end finishes throughout.

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 **Security**
 Bedroom
Appliances Built-In Gas Range, Dishwasher, Freezer, Garbage Disposal, Gas/Elec Dryer Hook Up, **Other**
 Microwave, Refrigerator
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 Lse/Yr** \$ **Lse Ren** **Lse Exp**
Land Fee **Lse Trans** \$ **City Inspect** Yes **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%

Showing Instructions
 **Instr** Appointment Only **Occupant** Vacant **N/A**
 **Comp** 3% **Dual/Var** No **Consider** Lease **Possession** Close of
 Escrow
 **LockBox** Call Listing Office, Call Listing **List Type** Exclusive Right To Sell/Full **Gate Code** **Misc** Sellers RE License
 Office Service
Management Company Name The Saywitz **Management Company Phone** 949-930-7500

List Office/Agent Info
List Office BARRY SAYWITZ (U7765) **Office** 949-930-7500 **Fax** 949-930-7555 **Res** 949-930-7528
List Agent BARRY SAYWITZ (u10492) **Pager** **Cell** **Primary** 949-930-7528
Agt E-Mail Yes **Agt WSite** www.saywitzproperties.com

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Price Excl
Price Includes
Occupant Vacant **Occupant Name** N/A