

BARRY SAYWITZ
Condominium
Orange County
(OR)

Attached
XSTS Balboa & PCH

Residential
RES Active 4819 River Ave
Balboa Peninsula
(NP)

Newport Beach (NB)
Zip 92663-
TGNO 888G6

Aerial Map

Media: Builder Tract Other
0 (OTHR)
Model (0)
View City Lights View
Stories Ground Level
YrBlt 2006
Assessor
Land Fee
Acres
HOA Dues \$ 0 + \$
RV Access
Bed 3
Baths 3
View City Lights View
Dim 2700
ASqFt 1,623
Builders ALotSize 2,700
Builder
Prkng Garage Attached
Garage 1 A
Remotes 1
Spaces 1
Carpport 0
3 houses to beach. Completely remodeled lower unit condo AS IF new construction - 3br/2.5ba, single level. High-end finishes, Travertine floors. Granite counter tops, stainless steel appliances, including fridge, full size w/d hookups, private garage, enclosed yard w/slate patio. All new heating, windows, doors, crown molding through-out. 2 FP, 42" Plasma Screen TV in living rm. + 15" flat screen TV in Kit. included. ASK ABOUT OUR LEASE, LEASE OPTION, OR NO MONEY DOWN PURCHASE PROGRAM.

Rooms

Bedrooms Living Rm Living Room Dining Breakfast Nook
Other Inside Laundry

Amenities

Pool No Pool Spa No Spa TV Firepl Living Room, Master Bedroom Security
Appliances Built-In Gas Range, Dishwasher, Garbage Disposal, Gas/Elec Dryer Hook Up, Microwave, Refrigerator Other

Interior

Heating Forced Air Cooling Ceiling Fan, Central Floors Other
Misc

Exterior/Structural

Roof Composition/Shingle Plumbing Full Copper Plumbing Patio Patio
Cond New Construction Sprinklers Doors/Windows

Lot-Description

APNO 01-01-01 Zoning R-2 Lot/Block/Tract 29/10/00006
Lot Ocean Side of Freeway, Ocean Side of Highway 1 Legal CC&RS
Sewer In, Connected & Paid Water District Yard Redwood

Community/Association

HS Dist Newport Mesa Unified School District Elemen Junior High Sch
Amenities
Units 2 HOA Dues \$ 0 + \$ Mello Roos No
Land Fee Lse Trans \$ Land Lse/Yr \$ Lse Ren Lse Exp

Financial Information

Terms Cash To New Loan Tax Amt \$ Total Assessed Value \$
1st TD \$ Type Interest % 2nd TD \$ Type Interest % Seller Pnts
Fin Rmks Up to 90% financing available.

Showing Instructions

Instr Call First Occupant Vacant None
Comp 3% call Dual/Var No Consider Lease Possession Close of Escrow
LockBox Front Door, Supra- SoCalMLS List Type Exclusive Right To Sell/Full Service Gate Code Misc Sellers RE License

List Office/Agent Info

List Office BARRY SAYWITZ (U7765) Office 949-930-7500 Fax 949-930-7555 Res
List Agent BARRY SAYWITZ (u10492) Pager Cell Primary 949-930-7528
Agt E-Mail Yes Agt WSite www.saywitzproperties.com
Price Exel
Occupant Vacant Occupant Name None