


BARRY SAYWITZ **Residential**
Condominium Attached RES Active 4821 River Ave Newport Beach (NB)
 Orange County XSTS Balboa & PCH Balboa Peninsula Zip 92663- TGNO 888G6 Aerial Map 

Media: **Builder Tract Other** Model (0) Stories One YrBlt 1973
 0 (OTHR) Assessor
 Bed 4 Baths 2.5 View City Lights View Land Fee \$
 ASqFt 2,061 Builders ALotSize 2,700 Assessor Dim 2700 Acres Range Price Listing:
 Prkng Garage Attached HOA Dues \$ 0 + \$ No
 Garage 1 A Remotes 1 Spaces 1 Carport 0 RV Access
 3 houses to beach. Completely remodeled upper cond AS IF new construction-4 bdrm, 2.5 bth, single level. Huge unit w/high end finishes throughout, travertine flrs, granite counters, vaulted ceilings, stainless steel appli. includes fridge, w/d hookups, 2 FP, jacuzzi tub in master, 42' plasma tv in lvg rm, all new heating, plumbing, windows and doors. ASK ABOUT OUR LEASE, LEASE OPTION, OR NO MONEY DOWN PURCHASE PROGRAM. For details, floor plan and virtual tour go to www.saywitzproperties.com.

Rooms

Bedrooms Master Suite Living Rm Living Room Dining Eating Area
 Other Inside Laundry, Jack and Jill Room

Amenities

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

Interior

Heating Forced Air Cooling Ceiling Fan, Central Floors Other
 Misc Cathedral-Vaulted Ceilings

Exterior/Structural

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

Lot Description

APNO U6603055 Zoning R-2 Lot/Block/Tract 29/10/0006
 Lot Ocean Side of Freeway, Ocean Side of Highway 1 Legal CC&RS
 Sewer In, Connected & Paid Water District Yard



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 Listing Office Occupant Tenant N/A
 Comp 3% Dual/Var No Consider Lease Possession Close of
 No Escrow
 LockBox Call Listing Office, Call Listing Office List Type Exclusive Right To Sell/Full
 Office Service Gate Code Misc Sellers RE License

List Office/Agent Info

List Office BARRY SAYWITZ (U7765) Office 949-930-7500 Fax 9499307555 Res 9499307528
 List Agent BARRY SAYWITZ (u10492) Pager Cell Primary 949-930-7528
 Agt E-Mail Yes Agt WSite www.saywitzproperties.com

Priv Rmks For details, floor plan and virtual tour go to www.saywitzproperties.com. ASK ABOUT OUR OTHER PROPERTIES FOR SALE AND UNDER CONSTRUCTION.

Price Excl

Occupant Tenant Occupant Name N/A