


BARRY SAYWITZ
Condominium Attached **RES Active** **5007 River Ave** **Newport Beach (NB)**
 Orange County **XSTS Balboa & River** Balboa Peninsula **Zip 92663-** **TGNO 888f6** **Aerial Map** 
 (OR) (NP)

Media: 0 **Builder Tract Other** **Model (0)** **Stories One** **YrBlit 2006**
 (OTHR) **Baths 2** **View Ocean View** **Level** **Appraiser**
Bed 3 **AppraiserALotSize 2,700** **Appraiser** **Dim 2700** **Land Fee** **\$**
ASqFt 1,835 **Appraiser** **Acres** **HOA Dues \$ 0 + \$** **Range Price Listing:**
 No
Prkng Garage Attached, Garage Door Opener, Parking Space **HOA Dues \$ 0 + \$**
Garage 1 A **Remotes 1** **Spaces 1** **Carpport 0** **RV Access**
 Completion October 2006. 3 houses to sand. Unit is a single-story 3 bdrm, 2 bth upper condo. It has travertine flrs, granite counter tops, stainless steel appls in kit., wet bar in lg lvg rm w/granite and travertine fp. Crown molding throughout, two lg roof-top decks, structurally supported for spa w/built-in wet bar, BBQ and OCEAN VIEW, priv. garage,full-size w/d hkups. ASK ABOUT OUR LEASE, LEASE OPTION OR NO MONEY DOWN PURCHASE PROGRAM. For additional info. go to - www.saywitzproperties.com.

Rooms

Bedrooms Master Suite **Living Rm** **Dining Breakfast Counter/Bar, Breakfast Nook**
Other Inside Laundry

Amenities

Pool No Pool **Spa No Spa** **TV** **Firepl Den** **Security**
Appliances Built-In Gas Range, Convection Oven, Dishwasher, Garbage Disposal, Gas/Elec Dryer Hook Up, **Other**
 Microwave, Refrigerator

Interior

Heating Forced Air **Cooling Ceiling Fan, Central** **Floors Other**
Misc

Exterior/Structural

Roof Composition **Plumbing Full Copper Plumbing** **Patio Deck, Roof Top Deck**
Cond New Construction **Sprinklers** **Doors/Windows**

Lot Description

APNO U6603053 **Zoning R-2** **Lot/Block/Tract 11/50/0**
Lot Ocean Side of Freeway, Ocean Side of Highway 1 **Legal CC&RS**
Sewer In Street Paid **Water District** **Yard**




Community/Association

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

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 Vacant None**
 **Comp 3%** **Dual/Var No** **Consider Lease Possession Close of**
Yes **Escrow**
 **LockBox Call Listing Office,Call Listing** **List Type Exclusive Right To Sell/Full** **Gate Code** **Misc Sellers RE License**
Office Service

List Office/Agent Info

List Office BARRY SAYWITZ (U7765) **Office 949-930-7500** **Fax 9499307555** **Res 949-930-7502**
List Agent BARRY SAYWITZ (u10492) **Pager** **Cell** **Primary 949-930-7528**
Agt E-Mail Yes **Agt WSite www.saywitzproperties.com**

Priv Rmks Unit under construction available by October 2006. For details, floor plan and virtual tour go to www.saywitzproperties.com.
Ask about other condo's for sale and under construction.

Price Excl
Occupant Vacant **Occupant Name None**