

BARRY SAYWITZ Residential Lease Ref: 1
Condominium Attached **RLS 127 29 A** **Newport Beach (NB)** Active
 Orange County (OR) **XSTS Balboa Blvd.** **Aerial Map** West Newport - Lido (N8) Zip 92663-TGNO 888E6

Media: 2 **Builder Tract** Other (OTHR) **Model (0)** **Stories Two Levels** **Yr Bt 2008** Landlord/Lessor/Owner

Builder's Name
Bed 3 **Baths 2** **Floor 1 of 1** **View Ocean View**
ASqFt 1,200 Landlord/Lessor/Owner **ALotSize 3,000** Landlord/Lessor/Owner **Dim** **Acres**
Prkng Garage - Front Entry **Style**
Garage, # cars 1 Remotes 1 Spaces 0 **Carport** **RV Access**

Two new Beach condos located @ the corner of 29th St. & Balboa Blvd. on the Newport Beach Peninsula. Only a few houses to the ocean! Entire property will be completely renovated by May 2008 in/out, new roof, new exterior lighting and all of the insides completely remodeled. Upper unit #B is a large 4 bed/2 bath w/ vaulted ceilings. Lower unit #A is a 3bed/2bath with a front patio which looks out to the ocean. Travertine floors, new carpeting in the bedrooms, new stainless steel appliances, new blinds, new hardware, and new lights. Property exterior completely re-done. Both units have fireplaces & ea unit comes with a private garage. Washer & Dryer hook ups. Crown molding throughout.

Directions Cross Street Balboa Blvd. and 127 29th St. 55Fwy exit continue to end of freeway, follow Newport Blvd onto the Peninsula, make a u onto Balboa.

Rooms

Bedrooms Main Floor Master Bedroom **Living Rm** Living Rm Entrance
Kitchen Marble Counters **Dining** Eating Area
Total Baths 2 **Full Baths 2** **3/4 Baths 0** **1/2 Baths 0** **1/4 Baths 0**
Baths Desc
Other

Amenities

Pool No Pool **Spa** No Spa **TV** **Firepl** Living Room / Gas Log Fireplace
Appliances Built-In Gas Range, Dishwasher **Water Heater** Natural Gas **Other**
High or Mid-Rise Amenities **Security** Carbon Monoxide Detector(s)

Interior

Heating Forced Air **Cooling** No Air Conditioning **Floors** Carpet - Partial, Ceramic Tile **Sub Flooring**
Interior Misc **Disability Access** None

Exterior/Structural

Roof Composition/Shingle **Entry Location** Ground Level - no steps **Common Walls** No one below
Cond **Plumbing** **Patio**
Structures, Other **Sprinklers** **Doors/Windows**
Exterior Construction Stucco/Brick

Lot Description

APNO **Zoning** **Lot/Block/Tract** 01//01
Lot **Legal**
Sewer In Street Paid **Water Meter on Property** **Water District** Newport Beach **Yard**



Community/Association

HS Dist Newport Mesa Unified School District **Elemen** **Junior** **High Sch**
Amenities
Units 2

Leasing Information

Lease? Yes **for 12 Months** **Month-to-Month** **Date Avail** 5/1/2008 **Lease Includes**
Deposits **Security :** **Pet \$1000** **Water No** **Electric No** **Gas No**
Rent Control **Key : \$0** **Trnsfer : 0 /** **Gardner Yes** **Pool No** **PoolTrash Yes**
Other \$0 **Total Move-In :** **Cable No** **Assoc No** **Maid No**
Credit Report Required **\$30** **Paid By: Tenant** **Cashiers Check for 1st Month Rent, Pet Deposit,**
Yes **Security Deposit**
Furnished? Unfurnished **Pets Allowed? Submit** **Water Filled Furniture Insurance? Yes**
First Repairs \$ **Misc Lse-Opt To Buy** **Not Included** **Poss 05/01/2008**

Showing Instructions

 **Instr** Appointment Only **Occupant** Vacant **NA** **Show Phone** 949-930-7509
 **Comp** 3% of Lease Term **On** **Dual/Var** No **Consider Sale** **Yes** **Possession** 05/01/2008
Renewal? No **LockBox** Call Listing Office, Other-See **List Type** Exclusive Right To Sell/Lease/Full **Gate Code** **Misc Sellers RE License**
Remarks **Service**

List Office/Agent Info

List Office BARRY SAYWITZ (U7765) **Office** 949-930-7500 **Fax** **Res**
List Agent BARRY SAYWITZ (u10492) **Pager** **Cell** Primary 949-930-7509
Agt E-Mail Yes **Agt WSite** www.saywitzproperties.com **Phone:**
Property Managed by:

Priv Rmks 1 year lease. Owner will consider lease with option to buy. Ask about our other properties currently under construction or FOR SALE. For complete details, floor plan and virtual tour go to www.saywitzproperties.com. Shown by appointment only - Builder/Owner/Seller/Agent are all the same. ASK ABOUT OUR LEASE OR NO MONEY DOWN PURCHASE PROGRAM. Agent e-