

BARRY SAYWITZ **Residential Lease** Ref: 1
 Condominium **Attached** **RLS** 127 W 29 St B **Newport Beach (NB)** **Active**
 Orange County (OR) **XSTS** Balboa Blvd. **Aerial** Balboa Peninsula (NP) **Zip** 92263-0402 **TGNO** 886E6
Map

Media: 3 **Builder Tract** Balboa Peninsula **Model (0)** **Stories** Two Levels **YrBlt** 2008 **Landlord/Lessor/Owner**
 (Residential) (BALP)
Builder's Name
Bed 4 **Baths** 2 **Floor of 2** **View** Ocean View
ASqFt 1,500 **Landlord/Lessor/Owner** **ALotSize** 3,000 **Landlord/Lessor/OwnerDim** **Acres**
Prkng Garage - Front Entry **Style** Contemporary
Garage, # **Remotes** **Spaces** **Carpport** **RV Access**
cars 1 1

Brand new large upper 4 Bed Beach condo with ocean view & vaulted ceilings. 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, granite countertops, fire place, 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 55 Fwy to the end, follow Newport Blvd onto the peninsula u turn onto Balboa.

Rooms
Bedrooms 2 **Master Bedrooms** **Living Rm** Living Room **Balcony**
Kitchen Granite Counters **Dining** In Kitchen
Total Baths 2 **Full Baths** 2 **3/4 Baths** 0 **1/2 Baths** 0 **1/4 Baths** 0
Baths Desc Remodeled
Other 2 Master Baths

Amenities
Pool No Pool **Spa** No Spa **TV** **Firepl** Living Room / Gas Log **Fireplace**
Appliances Cooktop - Gas, Dishwasher **Water Heater** Electric **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 **Entry Location** Ground Level w/steps **Common Walls** No one above
Cond New Construction **Plumbing** Full Copper Plumbing **Patio Deck(s)**
Structures, Other **Sprinklers** **Doors/Windows** Double Pane Windows
Exterior Construction Stone and Wood

Lot Description
APNO **Zoning** **Lot/Block/Tract** 047/29/083
Lot Beach Access, Beach Front **Legal**
Sewer In Street Paid **Water** District/Public **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** Yes **Maid** No
Credit Report Required **\$30** **Paid By:** Tenant **Cashiers** Check for 1st Month Rent, Security
Yes **Pets Allowed?** Submit **Water Filled Furniture Insurance?** Yes
Furnished? Unfurnished **Not Included** **Poss** 05/01/2008
First Repairs \$ **Misc Lse-Opt** To Buy

Showing Instructions
Instr Appointment Only **Occupant** Vacant **N/A** **Show Phone** 949-930-7509
 **Comp** 3% of Lease Term **On** **Dual/Var** No **Consider Sale**
Renewal? No **Yes** **Possession** 05/01/2008
 **LockBox** Call Listing Office, Other-See **List Type** Exclusive Right To Sell/Lease/Full **Gate Code**
Remarks **Service** **Misc Sellers RE License**
Management Company Name The **Management Company Phone** 949-930-7500
Saywitz Co.

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-mail: bsaywitz@saywitz.com
Price Excl
Occupant Vacant **Occupant Name** N/A **Show Phone** 949-930-7509