

BARRY SAYWITZ **Residential** Ref: 1  
**Condominium Detached RES Active** 4138 Patrice Rd **Newport Beach (NB)**  
 Orange County (OR) XSTS Flagship & Placencia West Newport - Lido (NB) Zip 92663-3642 TGNO 888H5 Aerial Map

**Bed 4** Media: 16 **Builder Tract Other (OTHR) Model (0)** **Stories Two Levels** **YrBlt 2007** **Builder**  
**ASqFt 2,536** **Baths 3** **Style Contemporary/Modern** **View No View** **Floor 1 of 1** **Land Fee** \$  
**Prkng Garage Detached** **Builder** **ALotSize 6,398** **Builder** **Dim** **Acres** **Range Price Listing: No**  
**Garage 2 D** **Remotes** **Spaces** **Carport** **HOA Dues \$ 0 + \$ 0** **RV Access**

This property was a fourplex, and has been converted into two separate Single Family Residences. Construction will be completed June, 2007. This unit is the front unit, consisting of 4 bedrooms, 3 baths, formal dining room, living room, bonus room, full kitchen and private two-car garage. The unit has a front yard and enclosed side yard areas. The unit has stainless steel appliances in the kitchen, crown molding throughout, travertine floors, two granite fireplaces, a large master suite with fireplace, walk-in closet, Jacuzzi tub and double sinks, new heating and air conditioning systems, with high-end finishes throughout. The property is located 1 block from Hoag Hospital & 1/2 mile to the beach.

**Rooms**  
**Bedrooms** All Bedrooms Up, Main Floor Bedroom, Master Bedroom Balcony, Walk-In Living Rm Deck Attached, Living Rm Dining In  
 Closet Entrance Kitchen  
**Other** Laundry In Kitchen, Walk-In Pantry

**Amenities**  
**Pool** No Pool **Spa** No Spa **TV Cable** TV, TV Satellite Dish **Firepl** Living Room, Master Security Carbon Monoxide  
 Bedroom Detector(s)  
**Appliances** Built-In Gas Range, Dishwasher, Garbage Disposal, Gas Dryer Hook Up, **Other**  
 Gas Oven, Microwave, Refrigerator  
**High or Mid-Rise Amenities**




**Interior**  
**Heating** Fireplace, Forced Air **Cooling** Ceiling Fan, Central **Floors** Travertine  
**Interior Misc** Built-In Bookcases, Mirrored Closet Door(s), Recessed Lighting

**Exterior/Structural**  
**Roof** Common Roof, Spanish Clay Tile, Tar and Gravel **Entry Location** Ground Level - no steps **Common Walls** 1 common wall  
**Cond** New Construction **Plumbing** Full Copper Plumbing **Patio** Balcony, Deck, Enclosed Patio  
**Exterior** Construction Stone, Stucco **Sprinklers** Front Only **Doors/Windows** Garden Window

**Lot Description**  
**APNO** 425-261-06 **Zoning** 261 **Lot/Block/Tract** 425//06  
**Lot** Cul-De-Sac **Legal** **Yard** Front  
**Sewer** In Street Paid **Water Meter** on Property

**Community/Association**  
**HS Dist** Newport Mesa Unified School District **Elemen** **Junior** **High Sch**  
**Amenities** **HOA Dues** \$ 0 + \$ 0 **Mello Roos** No  
**Units** 4 **Land Lse/Yr** \$ **Lse Ren** **Lse Exp**  
**Land Fee** **Lse Trans** \$ **Builder's Name**

**Financial Information**  
**Terms** Cash To New Loan **Desired Escrow Time** 30 **Tax Amt** \$ 16083 **Total Assessed Value** \$ 1,500,000  
**1st TD** \$ **Type** **Interest %** **2nd TD** \$ **Type** **Interest %** **Seller Pnts** **Deposit**

**Showing Instructions**  
 **Instr** Appointment Only **Occupant Vacant** N/A  
 **Comp** 3% **Dual/Var** Call For Information **Consider Lease** **Possession** Close of  
 Escrow  
 **LockBox** Call Listing Office, Call Listing **List Type** Exclusive Right To Sell/Full  
 Office **Service** **Gate Code** **Misc Sellers** RE License  
**Management Company Name** The Saywitz Co. **Management Company Phone** 949-930-7500

**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](http://www.saywitzproperties.com)

**Priv Rmks** 1 year lease. Owner will consider lease with option to buy. Ask about our other properties currently under construction or FOR SALE or LEASE or LEASE. For complete details, floor plan and virtual tour go to [www.saywitzproperties.com](http://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**  
**Price Includes**  
**Occupant Vacant** **Occupant Name** N/A