


BARRY SAYWITZ **Residential** Ref: 1
Single Family Residence Detached RES Active 4142 Patrice Rd **Newport Beach (NB)**
 Orange County **XSTS Flagship & Placentia** Newport Heights Zip 92663- **TGNO**
 (OR) 888H5 **Aerial Map** 

Media: **Builder Tract** Newport Heights **Model (0)** **Stories** Two Levels **YrBlt** 2007 **Builder**
 16 (NEWH)
Bed 5 **Baths 3** **Style** Contemporary/Modern **View** No View **Floor** **Land Fee** \$
ASqFt 2,409 **Builder** **ALotSize** 6,398 **Builder** **Dim** **Acres** **Range Price Listing:**
 No
Prkng Garage Attached **HOA Dues** \$ 0 + \$ 0
Garage 2 A **Remotes 2** **Spaces** **Carpport** **RV Access**

This property was a fourplex, and was converted into two separate single family residences. Construction is scheduled for completion June, 2007. This unit is the rear unit, consisting of 5 bedrooms 3 baths, formal dining room, living room, bonus room, and private attached two-car garage. The unit has stainless steel appliances in the kitchen, crown molding throughout, travertine floors, two granite fireplaces, 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 near Hoag Hospital, 1/2 mile to the beach.

Rooms
Bedrooms All Bedrooms Up, Main Floor Bedroom, Master Bedroom Balcony, Master Suite, **Living Rm** Living Rm **Dining Eating**
 Sitting Room/Area, Walk-In Closet **Entrance** **Area**
Other Inside Laundry, Laundry In Kitchen, Library

Amenities
Pool No Pool **Spa** No Spa **TV** Cable TV, TV Satellite Dish **Firepl** Living Room, **Security** Carbon
 Master Bedroom **Monoxide Detector(s)**
Appliances Dishwasher, Freestanding Gas Range, Gas Dryer Hook Up, Gas Oven, **Other**
 Gas/Elec Range, Ice Maker, Microwave, Range Hood, Refrigerator
High or Mid-Rise Amenities




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

Exterior/Structural
Roof Common Roof, Spanish Clay Tile **Entry Location** Ground Level - no steps **Common Walls**
Cond New Construction **Plumbing** Full Copper Plumbing **Patio** Enclosed Patio
Exterior Construction Stone, Stucco **Sprinklers** Front Only **Doors/Windows** Casement Windows, Garden Window

Lot Description
APNO 425-261-06 **Zoning** **Lot/Block/Tract** 169/2/361
Lot **Legal** CC&RS
Sewer In Street Paid **Water Meter** on Property **Yard**

Community/Association
HS Dist Newport Mesa Unified School District **Elemen** **Junior** **High Sch**
Amenities **HOA Dues** \$ 0 + \$ 0 **Mello Roos** No
Units **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** \$ 16051 **Total Assessed Value** \$ 1,520,906
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
 Yes **Escrow**
 **LockBox** Call Listing Office, Call Listing **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** 949-930-7555 **Res**
List Agent BARRY SAYWITZ (u10492) **Pager** **Cell** **Primary** 949-930-7509
Agt E-Mail Yes **Agt WSite** 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. 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
Price Includes
Occupant Vacant **Occupant Name** N/A