

BARRY SAYWITZ **Residential** Wed, Feb 13, 2008 10:56 AM Ref: 1
 Condominium **Attached** RLS 5005 River Ave Newport Beach (NB)
 Orange County (OR) **XSTS** Balboa & River **Aerial Map** Balboa Peninsula (NP) Zip 92663- TGNO 888F6

U6603098 Media: 1 **Builder Tract** Other (OTHR) **Model (0)** **Stories** One Level **YrBlt** 2006 **Assessor**
Builder's Name **Bed 3** **Baths 2** **Floor of 1** **View**
ASqFt 1,360 **Appraiser** **ALotSize** 2,700 **Appraiser** **Dim** 30 x 90 **Acres**
Prkng Garage Attached **Garage, # cars** 1 **Remotes** 1 **Spaces** 1 **Carport 0** **RV Access**
 Completion Dec. 2006 - Steps to sand. This unit is a 3 bedroom, 2 bath single-story lower condo. It has travertine floors, granite counter tops, stainless steel appliances in the kitchen, granite and travertine fireplace in the living room, new windows with cased openings, crown molding throughout, private garage, large private slate patio/yard area.
Directions

Rooms

Bedrooms Master Suite **Living Rm**
Kitchen **Dining** Breakfast Counter/Bar, Breakfast Nook
Total Baths 2 **Full Baths** **3/4 Baths** **1/2 Baths** **1/4 Baths**
Baths Desc
Other Inside Laundry

Amenities

Pool No Pool **Spa** No Spa **TV** **Firepl** Den /
Appliances Built-In Gas Range, Convection Oven, Dishwasher, Garbage Disposal, Gas/Elec Dryer Hook Up **Water Heater** **Other**
High or Mid-Rise Amenities **Security**

Interior

Heating Forced Air **Cooling** Ceiling Fan(s), Central **Floors** Other **Sub Flooring**
Interior Misc **Disability Access**

Exterior/Structural

Roof Composition **Entry Location** Ground Level - no steps **Common Walls** No common walls
Cond New Construction **Plumbing** Full Copper Plumbing **Patio** Enclosed Patio, Patio
Structures, Other **Sprinklers** **Doors/Windows**
Exterior Construction Stucco, Wood

Lot Description

APNO 424-461-05 **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/Public **Water District** **Yard** Redwood

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** No **Date Avail** **Lease Includes**
Deposits **Security** **Pet** \$1000 **Water** No **Electric** No **Gas** No
Rent Control **Key** : \$0 **Trnsfer** : 0 / **Gardner** Yes **Pool** No **Pool** **Trash** Yes
Other \$0 **Total Move-In** **Cable** No **Assoc** Yes **Maid** No
Credit Report Required **Paid By:** Tenant **Cashiers** Check for 1st Month Rent
Yes **Pets Allowed?** Submit **Water Filled** Furniture Insurance? Yes
Furnished? Unfurnished **Not Included**
First Repairs \$ **Misc**

List Office/Agent Info

List Office BARRY SAYWITZ (U7765) **Office** 949-930-7500 **Fax** 949-930-7555 **Res** 949-930-7528
List Agent BARRY SAYWITZ (u10492) **Pager** **Cell** **Primary** 949-930-7528
Agt E-Mail Yes **Agt WSite** www.saywitzproperties.com **Phone:**

Property Managed by:
Priv Rmks 1 year lease. Owner will consider lease w/option to buy. Visit www.saywitzproperties.com for details and virtual tour. ASK ABOUT OUR LEASE, LEASE OPTION OR NO MONEY DOWN PURCHASE PROGRAM.

Price Excl **Occupant Name** N/A **Show Phone**
Occupant Vacant