


BARRY SAYWITZ **Residential** Ref: 1
Condominium Attached RES Withdrawn 5009 River Ave **Newport Beach (NB)**
 Orange County **XSTS 50th** East Bluff - Harbor **Zip 92663- TGNO**
 (OR) AssessorALotSize 2,700 View (NV) 2400 888G6 **Aerial Map** 

Media: 1 **Builder Tract** Balboa Peninsula **Model (0)** **Stories** One Level **YrBlt** 2006
 (Residential) (BALP) **View** No View **Floor** 1 of 1 **Assessor**
Bed 3 **Baths** 2 **Style** Contemporary **Assessor** **Dim** **Acres** **Land Fee** \$
ASqFt 1,412 **AssessorALotSize** 2,700 **Assessor** **Carport** 0 **HOA Dues** \$ 0 + \$ 0
Prkng Garage Attached **Remotes** 1 **Spaces** 0 **RV Access**
 Garage 1 A
 Just completed 2007. Steps to sand 3 bdrm, 2 bth, lower condo, w/private enclosed yard, crown molding, high baseboards, all new cased-in windows, travertine flrs, granite counters in kit. and bths, stainless steel appls, lg priv. patio/yd. Travertine FP in lvg rm + 42in Plasma screen TV. pre-wired for surround sound..

Rooms
Bedrooms Master Suite **Living Rm** Living Rm Entrance **Dining** Eating Area
Other Inside Laundry

Amenities
Pool No Pool **Spa** No Spa **TV** **Firepl** Family Room **Security**
Appliances **Other**
High or Mid-Rise Amenities

Interior
Heating Forced Air **Cooling** Ceiling Fan **Floors** Marble, Wall-to-Wall Carpet.
Interior Misc

Exterior/Structural
Roof Composition **Entry Location** Ground Level - no steps **Common Walls** No common walls
Cond New Construction **Plumbing** Full Copper Plumbing **Patio**
Exterior Construction Frame **Sprinklers** **Doors/Windows**

Lot Description
APNO 424-461-04 **Zoning** **Lot/Block/Tract** 10/50/670
Lot **Legal** **Yard**
Sewer In Street Paid **Water District**

Community/Association
HS Dist Newport Mesa Unified School District **Elemen** **Junior** **High Sch**
Amenities
Units 2 **HOA Dues** \$ 0 + \$ 0 **Mello Roos** No
Land Fee **Lse Trans** \$ **Land Lse/Yr** \$ **Lse Ren** **Lse Exp**
City Inspect Yes **Builder's Name**

Financial Information
Terms Cash To New Loan **Desired Escrow Time** 30 days **Tax Amt** \$ 14839 **Total Assessed Value** \$ 1,280,100
1st TD \$ **Type** **Interest %** **2nd TD** \$ **Type** **Interest %** **Seller Pnts** **Deposit**

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** 949-930-7528
Agt E-Mail Yes **Agt WSite**

Priv Rmks Seller may consider Lease-to-buy option. For additional informatio go to - www.saywitzproperties.com. Ask about other projects currently under construction or for sale. Currently leased at \$3400/mo. keep tenant or give 60 day notice and live there yourself
Price Excl
Price Includes
Occupant Tenant **Occupant Name** Barry Saywitz