



Detached

Status: **Active** LP: **\$450,000 - \$500,000**

MLS #: **080041741**

Sales

Orig.Price: **\$500,000**

Price:

APN: **165-684-54-00**

Ownership: **Fee Simple**

List Date: **06/11/2008** MT: **0**
AMT: **0**

Listing Type: **Exclusive Right (R)**

Court/Lndr Apprvl Needed: **No**

CBB\$:

CBB%: **2.00%**

CVR: **Yes**

Possession: **Close of Escrow**

Address: **2189 Anda Lucia Way**

Unit#/Space#:

City: **Oceanside, CA**

Zip: **92056** MapCode: **1086J7**

Bedrooms: **3**

Full Baths: **2**

Community: **OCEANSIDE**

Optional BR:

Half Baths: **0**

Neighborhood: **Del Oro Hills Village**

Total BR: **3**

Total Baths: **2**

Complex/Park: **Del Oro Hills Village**

Est.SqFt: **1,281**

Year Built: **1990**

Jurisdiction: **Unincorporated**

Wtr Dist:

Schl Dist: **Oceanside**

Cross Streets: **Rancho Del Oro**

Age Restrictions: **N/K**

Unif

Zoning: **SFR**

Pets: **Yes**

Prop.Mgmt.Co:

Sign on Property: **Y**

Prop.Mgmt.Phn:

Media: **12**

EO: **N** Lot Size: **1-3,999 SF**

LS: **N** Acres:

REMARKS AND SHOWING INFO

BEST PRICED HOME ON PRIME GOLF COURSE VIEW LOT & CUL-DE-SAC - Seller entertaining \$449.5-499.5K - Property is the nicest in the area & located above the 5th & 6th hole above Golf Course! Upgrades thruout include new cabinetry, imported tile, new carpet, crown moldings, plantation shutters, french doors, recessed lighting.

Confidential Remarks: **Combination type lockbox, per owner's request and owner and agent has the combo. Call either owner or agent and give your name, agency and number & we'll give code**

Directions to Property: **78 Freeway, N on College, W on Vista PKWY, N on Rancho Del Oro**

Showing Instructions: **Call Owner To Make Appointment**

Occupied: **Owner** Occupant: **Andy**

Occupant Phone: **760-470-2442**

Lock Box: **No**

Mandatory Remarks: **Seller will entertain offers between \$450000 - \$500000 None Known**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Paul Richter (616914)**

Agent Phone: **(858) 232-4783**

Add'l Phone:

2nd Agent: **Victoria Hyatt (642820)**

2nd Agt Phone: **(619) 405-1988**

2nd Add'l Phone:

Listing Office: **US Premier Realty**

Office Phone: **(619) 295-7253**

Broker Office ID: **63309**

Email: **richter6@cox.net**

Fax: **(619) 245-2443**

Pager:

SOLD INFORMATION

Off Market Date:

Close of Escrow:

Financing:

Selling Agent #:

Selling Agent Name:

SA Phone:

Sale Price:

Selling Office #:

Selling Agent Office:

SO Phone:

Exp Date: **12/31/2008**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$65.00/Month**

Paid: **Monthly**

HO Fees Include: **N/K**

Other Fees: **\$0.00**

Paid:

CDF/Mello Roos: **\$0.00**

Paid: **Monthly**

Total Monthly Fees: **\$65.00**

Assessments: **N/K**

HOA: **0**

HOA Phone: **0**

Est % of Owner Occupancy:

Other Fees Type: **N/K**

Terms:

ROOM DIMENSIONS

Living Room: 23x12	Master BR: 16x12
Dining Room: combo	Bedroom 2: 12x10
Family Room: 0	Bedroom 3: 10x10
Kitchen: 20x9	Bedroom 4: 0
Breakfast Area:	Bedroom 5:
Extra Room 1: 0	Extra Room 3:
Extra Room 2:	

INTERIOR FEATURES

Stories: **1 Story**

Approx Living Space: **1,000 to 1,499 SqFt**

Interior Walls:

Source of Square Feet: **Assessor Record**

Sub Flooring: **Slab on Grade**

Fireplace(s): **1**

Floor Coverings:

Fireplace Location: **FP in Living Room**

Searchable Rooms: **Bedroom(s) Entry Level, Breakfast Area, MBR Entry Level, Den**

Information is believed to be reliable, but not guaranteed.
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