

Agent Full Report

Isaac Dozar

SFR Detached

RES Active

Residential

[1672 Pegasus St](#)

Tue, May 5, 2009 09:52 AM

Ref: 1

Newport Beach (NB)

Price \$600,000*

West Bay - Santa Ana Heights (N7)

Zip 92707-5348

TGNO [859D7](#)

Orange County (OR)

XSTS Santa Ana Ave/
Bristol

Aerial Map



S571599

[Media: 2](#)

Builder Tract **Santa Ana Heights Residential (SAHR)**

Bed 4

Model (X)

Baths 3

Style **Traditional**

Stories **Two Levels**

Floor

View **No View**

HOA Dues \$ 0 + \$ Land Lse/Yr \$

ASqFt **2,561** Assessor

YrBlt **1963** Assessor

ALotSize **7,200** Estimated

Dim **72x100**

Land Fee
Acres **0.17**

Prkng **Direct Garage Access**

Garage, # cars **2** Rem

Uncovered Spaces

Cprt # Garages RV Acc Range \$: **No**

JUST FELL OUT OF ESCROW - WILL BE BACK IN BY END OF WEEK - ACT NOW!!!! Gorgeous home featuring outstanding curb appeal and great location.

Directions **Santa Ana Ave/ Bristol**

Rooms

Bedrooms **Master Suite**

Living Rm **Living Room**

Kitchen

Dining **Eating Area**

Total Baths **3**

Full Baths **3**

3/4 Baths **0**

1/2 Baths **0**

1/4 Baths **0**

Baths Desc

Other

Amenities

Pool **No Pool**

Spa **No Spa**

TV

Firepl **Living Room / Uses Both Gas & Wood**

Appliances

Water Heater

Other

High or Mid-Rise Amenities

Security

Interior/Exterior/Structural

Heating **Forced Air**

Cooling **Other**

Floors **Wall-to-Wall Carpet**

Disability Access **Main Level Entry**

Entry Location **Ground Level - no steps**

Common Walls

Roof **Other**

Plumbing

Exterior Construction **Other**

Patio **Patio**

Cond

Sprinklers

Doors/Windows

Lot/Community/Association

APNO [119-351-18](#)

Zoning

Lot/Block/Tract **40//4307**

Lot

Legal

City Inspection Required **No**

Mello Roos **No**

Sewer **In, Connected & Paid**

Water **District/Public**

Water District

Yard **Yard**

HS Dist **Newport Mesa Unified School District**

Elemen

Junior

High Sch

Amenities

Units

HOA-1 \$ **0**

HOA1 Fees Frequency

HOA-2 \$ **0**

HOA2 Fees Frequency

Builder's Name

Other Association Fees

HOA Phone

Land **Fee**

Land Lse/Yr \$

Walking distance to beach (miles)

Financial Information

Terms **Cash, Cash To New Loan**

Private Transfer Taxes **No**

Special Conditions **None**

Tax Year **2008**

Total Property Tax **1265**

Total Assessed Value **78962**

Showing Instructions

Instr **Call Listing Office**

Occupant **Owner / on file**

Show Phone **949-278-2379**



Comp **2%**
Addl Comp

Dual/Var **No**

Consider Lease **No**

Possession

LockBox **See Remarks, Other-See Remarks**

List Type **Exclusive Right To Sell or Lease/Full Service**

Gate Code

Misc **Sign on Property**

List Office/Agent Info

List Office **Coldwell Banker (I130)**

Office **949-552-2000**

Fax **949-726-4770**

Res **949-278-2379**

LA Direct **949-278-2379**

List Agent **Mac Mackenzie (SMACKMAC)**

Pager **949-278-2379**

Cell

Primary **949-278-2379**

LA Toll Free

Agt E-Mail **Yes**

Agt WSite www.macteam.com

Co List Office

Priv Rmks **GREAT LISTING - WILL SELL FAST!!! Lockbox will be up by Wed 5/6. Call L/O for services.**

Price Excl

Price Includes

Occupant **Owner**

Occupant Name **on file**

Show Phone **949-278-2379**

List Agent Contact Priority: **Preferred Phone, Toll Free Phone, Direct Phone, Mobile Phone, E-mail, Office Phone**

Recip Listing **No**

Listing Activity

List Date **4/20/2009**

Date Added **4/20/2009**

Tran Date **5/5/2009**

DOM **4**

LP/SqFt **\$234.28**

Org Price \$ **569,999**

Prev Price \$ **610,000**

Cur List Prc **\$600,000**

CDOM **4**

Off Market

Comp **2%**

If a listing displays "Short Sale/Subj to Lender Approval***" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS®

