



All Other Attached
 MLS#: **090015128**
 APN: **226-210-84-20**
 Listing Type: **ER**
 CBB\$:
 Court/Lndr Apprvl Needed: **Y**
 Address: **1425 N BROADWAY # D**
 City: **ESCONDIDO, CA**
 Bedrooms: **2**
 Full Baths: **2**
 Est Sq.Ft.: **900**
 Community: **NORTH ESCONDII**
 Complex/Park: **SOMMERSET WOODS**
 Water District:
 Age Restrictions: **N/K**
 Cross Streets: **EL NORTE HWY**
 Prop Mgmt Co:

Status: **Pending**
 SP:
 MT: **117**
 AMT: **46**
 CBB%: **3.00**
 CVR: **N**
 Possession:
 ZIP: **92026**
 Optional Bedrooms:
 Half Baths: **0**
 Year Built: **1973**
 Neighborhood: **NORTH ESCONDIDO**
 Jurisdiction:
 School District:
 Pets:
 Sign on Property:
 Prop Mgmt Ph:

LP: **\$119,900**
 Orig. Price: **\$119,900**
 List Date: **03/11/2009**
 Ownership: **Condominium**

Unit #/Space#: **D**
 MAPCD: **1109H7**
 Total Bedrooms: **2**
 Total Baths: **2**
 Zoning:

Media: 4
 EO: **N** Lot Size: **0 (Common)**
 LS: **N** Acres: **Interest**

ROOM DIMENSIONS		FEATURES	
Living Room: 18X12	Master BR: 14X10	Stories: 1 Story	SqFt Source: Assessor Record
Dining Room: 0X0	Bedroom 2: 10X10	Fireplaces:	Sub Floors:
Family Room: 0X0	Bedroom 3: 0X0	Fireplace Location:	
Kitchen: 14X12	Bedroom 4: 0X0	Interior Walls:	
Breakfast Area: 0X0	Bedroom 5: 0X0	Floor Coverings:	
Extra Room 1: 0X0	Extra Room 3: 0X0	Cooling: Central Forced Air	
Extra Room 2: 0X0		Heating: Other/Remarks	
		Parking Garage Spaces: 1	
		Parking Garage Description: Detached	
		Pool: Below Ground, Community/Common	
		Spa:	
		View:	

Approximate Living Space:

FEES, ASSESSMENTS, AND TERMS

H.O. Fees: **\$150.00/Month**
 Other Fees: **\$0.00**
 CFD/Mello Roos: **\$0.00**
 Total Monthly Fees: **\$150.00**
 HOA: **0**
 HOA Phone: **000-000-0000**
 Est. % of Owner Occupancy:
 Terms:

Paid: **Monthly**
 Paid:
 Paid:

HO Fees Include: **Common Area Maintenance, Exterior (Landscaping), Exterior Bldg Maintenance, Limited Insurance**

Assessments:
 Other Fees Type:

REMARKS AND SHOWING INFO

BEAUTIFUL PARK-LIKE COMMUNITY OF SOMMERSET WOODS. GREAT 2 BEDROOM, 2 BATH HOME FEATURES TOP OF THE LINE FINISHES THROUGHOUT - GRANITE COUNTERS, CUSTOM CABINETS, STAINLESS STEEL APPLIANCES, UPGRADED LIGHT FIXTURES & SO MUCH MORE! PRIVATE BACK YARD W/ DETACHED GARAGE. COMMUNITY INCLUDES POOL/SPA, DOG PARK, CLUBHOUSE AND SO MUCH MORE TO KEEP YOU ENTERTAINED. SHORT SALE, SUBJECT TO LENDER APPROVAL. BUYER TO VERIFY ALL PRIOR TO COE.

Confidential Remarks: TENANT OCCUPIED - PLEASE CALL 2ND AGENT NEELY WITH QUESTIONS. NO SHOWINGS UNTIL OFFER IS SUBMITTED. ANY COMMISSION TO BE SPLIT 50/50. PLEASE SUBMIT ALL OFFERS TO [PUGHTEAMOFFERS@CENTURY21AWARD.COM](mailto:pughteamoffers@century21award.com).

Showing Instructions: **SEE RMKS.**
 Occupied: **Tenant** Occupant Name: **CLA** Occupant Phone: **858-467-4727** Lockbox: **Y**
 Mandatory Remarks: **Offer accepted pending lender approval of Short Sale**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Ruth Pugh (612653)** Agent Phone: **(858) 467-4727** Additional Phone: **(619) 977-7884**
 2nd Agent: **Neely Weir (633359)** 2nd Agent Phone: **(858) 467-4727** 2nd Add'l Phone: **(619) 838-6338**
 Listing Office: **Century 21 Award** Office Phone: **(619) 593-4300** Broker Office ID: **64911**
 EMail: **neely@century21award.com** Fax: **(858) 467-4728** Pager:

SOLD INFORMATION

Off Market Date: **07/06/2009** Close of Escrow Date:
 Selling Agent: Selling Agent Phone:
 Selling Office: Selling Office Phone:
 Financing:
 Concessions: Expiration Date:
 Sales Price:
 Selling Office Broker ID: