

Rancho Santa Margarita heading East. Turn left on Avenida De Los Flores. Right on Las Hierbas. Right on Alumbre. Left on Mejorana. Property will be on your right hand side.



BED / BATH: 2/1,1,0,0
 SQFT(src): 993 (A)
 PRICE PER SQFT: \$578.95
 LOT(src): 0.0918/4,000 (A)
 LEVELS: One
 GARAGE: 2/Attached
 YEAR BUILT(src): 1988 (EST)
 PROP SUB TYPE: SFR (D)
 DOM / CDOM: 1/1
 SLC: Standard
 PARCEL #: [83356412](#)
 LISTING ID: PW18007106

Recent: 02/02/2018 : PEND : U->P

DESCRIPTION

Talk about "move-in" ready...This home was BEAUTIFULLY & NEWLY REMODELED in 2013. It has all the bells and whistles, all you need to do is move in. All the appliances were bought brand new in 2013 as well and are going to be left with the property. Newer interior doors. Plantation shutters and dual pane windows throughout. Both bedrooms have tile flooring. Upgraded bathrooms with granite counter tops and tile showers. The vaulted ceiling in the living room provides a very spacious feel. Everyday dining area off of kitchen with slider to backyard. Beautifully remodeled kitchen with tile backsplash, granite counter tops and easy close cabinets. Master bedroom with vaulted ceiling, two closets, slider to backyard and adjoining 3/4 bath. Very private & quiet backyard with lattice covered patio. 2 car attached garage that's built out with storage and includes a large sink and a freezer. Easy access to 241 toll road. Don't miss out on this one!!!

EXCLUSIONS:

INCLUSIONS:

AREA: R1 - Rancho Santa Margarita North
 SUBDIVISION: Vista Ladera R1 (VL)/Vista Ladera R1 (VL)
 COUNTY: Orange
 SENIOR COMMUNITY?: No
 CERTIFIED 433A?:
 MAIN LEVEL BEDROOMS: 2
 MAIN LEVEL BATHROOMS: 2

LIST \$ ORIGINAL: \$574,900
 BASEMENT SQFT:
 COMMON WALLS: No Common Walls
 PARKING: Driveway, Garage
 HORSE:

ROOM TYPE: Kitchen, Living Room, Master Bathroom
 EATING AREA: Area

COOLING: Central
 HEATING: Forced Air
 VIEW: None
 WATERFRONT:
 POOL: None
 LAUNDRY: In Garage

INTERIOR

INTERIOR: High Ceilings (9 Feet+)
 ACCESSIBILITY:
 KITCHEN FEATURES: Granite Counters, Remodeled Kitchen

APPLIANCES: Dishwasher, Gas Oven, Gas Stove, Microwave
 FLOORING: Tile
 BATHROOM FEATURES: Shower in Tub, Remodeled

ENTRY LOC/ENTRY LVL: /
 FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 FENCING: Wood

LOT: Back Yard, Front Yard, Lawn, Paved
 SEWER: Public Sewer

PATIO/PORCH: Concrete, Covered
 SPA: None

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR: Sliding Glass Door(s)
 WINDOW: Double Pane Windows, Shutters

ROOF:
 FOUNDATION DTLS:
 PROP COND:
 Updated/Remodeled

CONSTR MTLs:
 STRUCT. COND:
 Updated/Remodeled
 OTHER STRUCT:
 NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached

PARKING TOTAL: 2

GARAGE SPACES: 2

CARPORNT SPACES:

UNCOVERED SPACES:

REMOTES:

RV PARK DIM:

GREEN

GREEN BLDG VERIFICATION TYPE:
GREEN ENERGY GEN:
WALK SCORE:

GREEN VERIFICATION BODY:
GREEN ENERGY EFF:

GREEN VERIFICATION YR:
GREEN SUSTAIN:

GREEN VERI. RATING:
GREEN WTR CONSERV:

POWER PRODUCTION

POWER PROD TYPE:
POWER PROD ANNUAL STATUS:

POWER PROD SIZE:

POWER PROD YR INSTALL:

POWER PROD ANNUAL:

COMMUNITY

HOA FEE: \$55.2/Monthly
HOA FEE 2:
COMMUNITY: Curbs, Sidewalks,
Storm Drains

HOA NAME: SAMLARC
HOA NAME 2:
HOA AMENITIES: Pool, Spa, Fire
Pit, Barbecue, Picnic Area,
Playground, Dues Paid Monthly

HOA PHONE: (949) 709-0010
HOA PHONE 2:

OF UNITS: 1
UNITS IN COMMUNITY:
STORIES TOTAL: 1

LAND

LAND LEASE?: No
COMMON INTEREST: None
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:

LAND LEASE PURCH?:
LAND LEASE RENEW:
PARCEL #: [83356412](#)
ADDITIONAL APN(s): No

UTILITIES:
ELECTRIC:
WATER SOURCE: Public
LOT SIZE DIM:
ASSESSMENTS: Mello-Roos

TAX LOT: 56
TAX BLOCK:
TAX TRACT #: 13351
ZONING:

SCHOOL

HIGH SCHOOL DISTRICT: Saddleback Valley Unified
ELEMENTARY:

ELEMENTARY OTHER:

MIDDLE/JR HIGH: Rancho Santa Margarita
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: Trabuco Hills
HIGH SCHOOL OTHER:

LISTING

BAC: 2.5%
BAC RMRKS:
DUAL/VARI COMP?: No
LEASE CONSIDERED?: No
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?: Yes

TERMS: Cash, Cash to New Loan,
Conventional, FHA, VA Loan
LIST AGRMT: Exclusive Right To Sell
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 01/10/18
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 02/02/18
MOD TIMESTAMP: 02/02/18
EXPIRED DATE: 07/10/18
PURCH CONTRACT DATE: 01/17/18
EST. CLOSE DATE: 02/28/18

CONTINGENCY:

PRIVATE REMARKS: Please call co-listing agent: Erika De Grote 714-616-0635 to schedule showing. Please submit all offers to dondegrote@gmail.com. With your offer please include verification of funds, copy of deposit check, FICO scores and pre-approval letter. Thank you for showing!

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME: Erika De Grote
SHOW CONTACT PH: 714-616-0635
SHOW INSTRUCTIONS: Go direct.

LOCK BOX LOCATION: Front Door
LOCK BOX TYPE:

OCCUPANT TYPE: Owner
OWNER'S NAME:

DIRECTIONS: Rancho Santa Margarita heading East. Turn left on Avenida De Los Flores. Right on Las Hierbas. Right on Alumbre. Left on Mejorana. Property will be on your right hand side.

AGENT / OFFICE

LA: ([BDEGRDON](#)) [Don De Grote](#)
CoLA: [Erika De Grote](#)
LO: ([PB17342](#)) [Realty One Group, Inc](#)
LO PHONE: 714-274-2720
CoLO: Realty One Group, Inc
CoLO PHONE: 714-274-2720

LA State License: [00835311](#)
CoLA State License: [01941362](#)
LO State License: [01878341](#)
LO FAX:
CoLO State License: 01878341
CoLO FAX:

CONTACT PRIORITY

1.LA DIRECT: 562-598-6970
2.LA EMAIL: dondegrote@gmail.com
3.LA FAX: 714-689-4388

COMPARABLE INFORMATION

CLOSE PRICE:
LIST PRICE: \$574,900
LIST \$ ORIGINAL:
PURCH CONTRACT DATE:
01/17/18
DOM/CDOM: [1/1](#)

BA: ()
BO:
BA State License:
BO State License:

CoBA: ()
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING:
CONCESSIONS \$:
CONCESSION CMTS:
EST. COE: 02/28/18

ESTIMATED SELLING INFORMATION

EST BUYER AGENT: DRYERBER

EST BUYER OFFICE: Regency Real Estate
Brokers

EST CLOSE DATE: 02/28/18

EST BA State License: [01009605](#)

EST BO State License: [01200533](#)

AGENT FULL: Residential

LISTING ID: PW18007106

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Accuracy of square footage, lot size and other information is not guaranteed.