



**SF Detached** Status: **Active** LP: \$ 2,795,000 - REF #: \$2,995,000 1  
 MLS #: 066029058 OLP: \$ 3,300,000  
**Media:**   
 Listing Type: **Exclusive Right (R)**  
 Address: **460 Belvedere Street**  
 Subdivision: **Beach-Barber Tract**  
 City: **La Jolla** Zip: **92037- 5309**  
 Cross Street: **La Jolla Blvd** Community: **LA JOLLA**  
 Map Code: **1247E1** MT: **11** AMT: **10** LD: **4/7/2006**  
 Directions To Property : **Pearl to La Jolla Blvd southbound then right to Belvedere St.**

#### General Information

Bedrooms: <b>3</b>	View: <b>Evening Lights, Ocean, Panoramic</b>
Optional BR:	Exterior: <b>Stucco</b>
Baths: <b>2.5</b>	Floors: <b>Slab</b>
Est SqFt: <b>2,197</b>	Heat: <b>Forced Air, Natural Gas</b>
Year Built: <b>2000</b>	Cooling: <b>Central Forced Air</b>
Stories: <b>2 Story</b>	Pool: <b>N/K</b>
Lot SqFt:	Lot Size: <b>Common Interest</b>
Source of SqFt: <b>Assessor Record</b>	Sewer: <b>Sewer Connected</b>
Ownership: <b>Other/Remarks</b>	School District:
Roof: <b>Tile</b>	Age Restriction: <b>N/K</b>
Acres:	Water: <b>Meter on Property</b>
Zoning: <b>2</b>	Topography: <b>Level</b>
APN: <b>351-231-16-03</b>	Pets: <b>Yes</b>
Fireplace: <b>FP in Living Room, FP in Master BR, Gas Only</b>	

#### Remarks

Offering from 2.795-2.995 Million - Gorgeous 4 level ocean view home w/exceptional floorplan - loaded w/fabulous upgrades throughout! Featuring spacious floorplan, imported tile, lush carpeting, plantation shutters, granite countertops, lavish cabinetry, crown moldings, cathedral ceilings & much more - Can be sold furnished  
**Confidential Remarks:** PLEASE CALL OWNERS CELL WHO IS IN TOWN AT LEAST 2HRS PRIOR TO SHOW 1-480-330-6648 - MUST SEE TOUR PLUS 40 PICS OF THIS HOME AT <http://belvedere.homelifeprimer.com>

#### Rooms Information

Living Room: <b>14x13</b>	Dining Room: <b>14x10</b>	Family Room: <b>13x16</b>	Kitchen: <b>27x8</b>	Extra Room: <b>15x13</b>
Master Bed: <b>15x20</b>	Bedroom 2: <b>10x12</b>	Bedroom 3: <b>13x13</b>	Bedroom 4: <b>0</b>	Bedroom 5:

#### Additional Features

Add Land Use: <b>N/K</b>	Parking: <b>3 Car Garage, Tandem, Underground</b>
Boat Facilities: <b>N/K</b>	Security: <b>Eqpt Owned</b>
Guest House: <b>N/K</b>	Patio: <b>N/K</b>
Frontage: <b>N/K</b>	Spa: <b>N/K</b>
Laundry: <b>Closet</b>	Telecom: <b>Cable, Multiple Phone Lines</b>
Irrigation: <b>Computerized, Drip, Sprinklers</b>	
Complex Features: <b>N/K</b>	
Equipment: <b>Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Washer/Dryer, Water Softener</b>	

#### Financing

Terms: <b>Conventional, Cash</b>	Assessments: <b>N/K</b>		
Total Loan Bal: \$	Mello-Roos: <b>\$0/N/K</b>	Other Fee: <b>\$0/N/K</b>	Type of OF: <b>N/K</b>
1st Trust Deed:	1st Interest:	2nd Trust Deed:	2nd Interest:
1st Loan Type: <b>N/K</b>	1st Assumable:	2nd Loan type: <b>N/K</b>	2nd Assumable:
H.O. Fee: <b>0/N/K</b>			
HOF Includes: <b>N/K</b>			

#### Office and Showing Instructions

Occupant: <b>OWNERS CELL PHONE</b>	Occupant Phone: <b>480-330-6648</b>	Show Instruct: <b>Call Owner</b>	Lock Box: <b>No</b>
List Agent: <b>Paul Richter</b>	Agent Phone: <b>(858) 232-4783</b>	Adt'l Phone #:	2nd Agent: <b>Katharine Prescott</b>
List Office: <b>HomeLife Premier</b>	Office Phone: <b>(619) 295-7253</b>	Broker #: <b>63309</b>	
Email: <b><a href="#">Click here to email agent</a></b>	Fax: <b>(619) 245-2443</b>	Pager:	CVR: <b>Yes</b>
CBB% <b>2.5</b> and CBB\$	Subject to Court/Lender Approval: <b>N/A</b>		

#### Sold Information

Off Market Date:	Close of Escrow:	Expire Date: <b>7/31/2006</b>	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

**Supplements**MLS #: **066029058** Address: **460 Belvedere Street**

Tour this extraordinary Mediterranean style villa, nestled in the heart of La Jolla Beach Berber tract, west of La Jolla Blvd, with towering palm trees, ocean view balconies, a private ocean view roof top patio, custom Spanish tile roof, exterior and interior shutters, beautiful ivy gardens and lush landscaping. The estate is furnished with lavish, premium decor, extraordinary for its quality, no expense was spared to custom decorate this home. The owner would like to sell the property with all furnishings and can be negotiated into the sale. Entering the property, one is greeted with an exquisite dining room with towering ceilings, lavender wall colorings, crown moldings and a beautiful chandelier. The large living room is contiguous to the dining room area, and features soft glow track lighting, a beautiful gas fireplace, plantation shutters, designer draperies and custom imported ceramic tile. The family room features two sliding glass doors fitted with plantation shutters that leads to the beautiful, private backyard garden patio and a private balcony overlooking the front of the home. The kitchen has premium built-in appliances, ornate granite countertops and ample custom cabinetry. There is an informal dining area overlooking the family room, kitchen and patio area. The three car garage is on the first or lower level and has tile flooring, a tandem spot for the 3rd car, a beautifully tiled sink, plenty of storage and a water softener. The three bedrooms are on the third level and features a beautiful shared bath with shower with marble countertops and upgraded fixtures. The master bedroom has a built-in media nook, large balcony with ocean views, vaulted ceilings, a gorgeous adjoining masterbath with marble throughout and it's own fireplace. Call listing agent for more details on this incredible opportunity.

Prepared by: [Paul Richter](#)

*Information is believed to be reliable, but not guaranteed.  
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