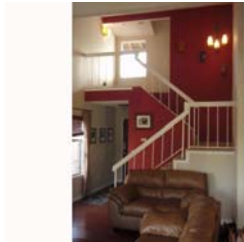


Detached
 MLS#: **090057123**
 APN: **425-546-26-00**
 Address: **[4681 Edison Street](#)**

Status: **Active** LP: **\$625,000 -** MT: **2**
 Sale Price: **\$650,000** AMT2
 OLP: **\$ 650,000**
 Possession: **Close of Escrow**
 County: **San Diego** Unit#/Space#:
 Zip: **92117** Map Code: **1248E6**
 Ownership: **Fee Simple**
 Community: **BAY PARK**
 Neighborhood: **Bay Park**
 Complex/Park:
 Cross Street: **Clairemont Drive**
 Jurisdiction:
 Water District: **CSD**
 School District: **SANDIEGOUNIF**
 Zoning: **SFR R-1**



http://www.searchahome.com/BAYPARK_EDISON

Remarks

Spectacular Bay Park Canyon with views of Mission Bay. Gorgeous home features all new kitchen remodel, beautiful cabinetry, imported granite counter tops, dark wood flooring, gas fireplace and a large deck overlooking the canyon and bay. A 3 story home with master bed/bath suite on top floor, family and dining/kitchen & 2 car garage on middle floor, 2 bedrooms + full bath on lower floor, this home is too great to pass up. Make offer before this one is gone. Quiet neighborhood yet close to everything

Prepared by: Paul Richter
 DRE Lic.#: 01237991

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Saturday, October 10, 2009
 11:51 AM



Detached

Media: 20- VT: <http://www.searchahom.com>
 EO: N Lot Size: 1-3,999 SF
 LS: N Acres:

MLS #: 090057123
 APN: 425-546-26-00
 Listing Type: Exclusive Right (R)
 CBB\$:
 Address: [4681 Edison Street](#)
 City: San Diego, CA
 Bedrooms: 3
 Optional BR:
 Total BR: 3
 Est.SqFt: 1,945
 Wtr Dist: CSD
 Age Restrictions: N/K
 Pets: Yes
 Sign on Property: Y

Status: Active
 Sales
 Price:
 Ownership: Fee Simple
 LP: \$625,000 - \$650,000
 Orig.Price: \$650,000
 List Date: 10/08/2009 MT: 2
 AMT: 2
 Court/Lndr Apprvl Needed: N
 Possession: Close of Escrow
 Unit#/Space#:
 Zip: 92117 MapCode: 1248E6
 Community: BAY PARK
 Neighborhood: Bay Park
 Complex/Park:
 Jurisdiction:
 Cross Streets: Clairemont Drive
 Zoning: SFR R-1
 Prop.Mgmt.Co:
 Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

Spectacular Bay Park Canyon with views of Mission Bay. Gorgeous home features all new kitchen remodel, beautiful cabinetry, imported granite counter tops, dark wood flooring, gas fireplace and a large deck overlooking the canyon and bay. A 3 story home with master bed/beth suite on top floor, family and dining/kitchen & 2 car garage on middle floor, 2 bedrooms + full bath on lower floor, this home is too great to pass up. Make offer before this one is gone. Quiet neighborhood yet close to everything

Confidential Remarks: **NOT A SHORT SALE - CAN SELL FAST! - please call Paul Richter to get the lockbox code - 858-232-4783 and for more information about this incredible gem!**

Directions to Property: **Clairemont Drive To Edison, approximately 1/2 block from Clairemont, past Tesla and home is on South Side**

Showing Instructions: **CALL AGENT FIRST 858-232-4783**

Occupied: **Owner** Occupant: **Stephen** Occupant Phone: **858-997-5502** Lock Box: **N**

Mandatory Remarks: **Seller will entertain offers between \$625000 - \$650000 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: **04/30/2010**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$73.00/Month** Paid: **Monthly** HO Fees Include: **Common Area Maintenance**
 Other Fees: **\$0.00** Paid:
 CFD/Mello Roos: **\$0.00** Paid:
 Total Monthly Fees: **\$73.00** Assessments:
 HOA: **Call Agent**
 HOA Phone: **858-232-4783**
 Est % of Owner Occupancy: Other Fees Type:
 Terms: **Cash, Conventional, FHA, Cal Vet, VA**

ROOM DIMENSIONS

Living Room: 0	Master BR: 14x13
Dining Room: 11x11	Bedroom 2: 12x13
Family Room: 16x16	Bedroom 3: 11x13
Kitchen: 11x8	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

INTERIOR FEATURES

Stories: **3 Story** Approx Living Space: **1,500 to 1,999 SqFt**
 Interior Walls: **Drywall** Source of Square Feet: **Assessor Record**
 Sub Flooring: Fireplace(s): **1**
 Floor Coverings: **Wood** Fireplace Location: **FP in Family Room**

Searchable Rooms: **Dining Area, Family Room**

MLS #: 090057123

Address: [4681 Edison Street](#)**BUILDING, COMPLEX AND EXTERIOR FEATURES**

Stories in Bldg: Units in Bldg: Bldg Entry Level: Entry Level Unit: Elevator: 3 Stairs/Steps to Entry:
Architectural Style Condo Flat Style: Exclusive Use Yard:
Construction **Built on Site** Exterior: **Wood/Stucco** Roof: **Tile/Clay**
Pool: **N/K** Pool Heat:
Spa: **N/K** Spa Heat:
Water Heater Type: **Gas** Guest House:
Cooling: **N/K** Heat Equipment:
Forced Air Unit

Heat Source: **Natural Gas** Laundry Location: **Garage**
Laundry Utilities: **Gas, Electric**
Patio: **Balcony**

Security: **Eqpt Owned, Other/Remarks**Equipment which Transfers: **Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven, Refrigerator****SITE FEATURES**

Approx # of Acres: Water: **Meter on Property** Parking Garage: **Attached**
Approx Lot Sq Ft: **3711** Sewer/Septic: **Sewer Connected** Parking Garage Spaces: **2**
Approx Lot Dim: **.0852** Parking Non Garage:
Lot Size: **1-3,999 SF** Parking Non Garage Spaces:
Units in Complex: Total Parking Spaces:
Land Use Code: Parking for RV:
Animal Designator Code: Res Unit Loc: **Detached** Telecom: **Multiple Phones, Security**
Frontage Length: Lot Size Source: **Assessor Record**
Fencing: **Full** Boat Facilities:
Irrigation: **Automatic, Sprinklers** Add'l Land Use:
Topography: **Canyon/Valley, Slope Gentle** Frontage: **Canyon, Bay**

View: **Bay, City, Evening Lights, Panoramic, Valley/Canyon**Prop Restriction: **CC&R's**

Structures:

Site:

Complex Features:

Miscellaneous:

SUPPLEMENTAL REMARKS

Located in Bay Park, this unbelievable tri-level single family home has a master bedroom/bath suite on the top floor; the main living and dining rooms, kitchen and 2 car garage on the middle floor; and 2 bedrooms and full bath on the lower floor. The house is located on the side of a lush canyon with bay views, so the front door entrance is on the middle floor. The canyon is watered regularly and maintained by the HOA as common property and provides privacy and unparalleled views of Mission Bay and the ocean in the distance. An amazingly large deck with glass paneled railings crosses the entire back of the home at treetop level along the length of the middle floor. Double pane floor to ceiling windows and sliding glass doors along the deck. Vaulted ceilings in LR and master bedroom. Front door has key code entry lock. Recently remodeled kitchen with updated cabinets, imported granite counter tops, new brushed nickel faucet and handles, new stainless steel sink and new decorative lighting. All appliances in kitchen stay. Designer earth and neutral colors painted recently throughout. Imported hardwood floors throughout kitchen, living and dining rooms. Gas fireplace in living room and mount for flat screen television above the mantle. Full two car garage with washer/dryer hookup (both elec and gas) off of the kitchen entrance and lots of storage shelves. Master bedroom suite is all alone upstairs with own deck, walk-in closet, vaulted ceiling and ample counter space in bathroom, which also has updated floor tile. Downstairs has sliding glass door entrance to fenced back yard and side stairs and gate to front of the house. Roof underlayment and paper were replaced in July 2007 with ten year guarantee. Wired for full house burglar alarm. Front/ back landscaping use underground irrigation system controlled by digital timer. Ocean breezes cool house & 2 BALCONIES!

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