



SF Detached Status: LP: \$ 599,500 - REF #: **Active** \$629,500 1
 MLS #: 066083808 OLP: \$ 649,500
[Media: 📷 13 - V.T.](#)
 Listing Type: **Exclusive Right (R)**
 Address: **1639 Deer Peak Ct**
 Subdivision: **OTAY RANCH**
 City: **Chula Vista** Zip : **91913- 1761**
 Cross Street: **East Palomar** Community: **CHULA VISTA**
 Map Code: MT: 119 AMT: 117 LD:
1311D7 **10/1/2006**
 Directions To Property :

General Information

Bedrooms: 3	View: Parklike
Optional BR:	Exterior: Stucco
Baths: 2.5	Floors: Hardwood, Slab
Est SqFt: 1,767	Heat: Forced Air, Natural Gas
Year Built: 2002	Cooling: Central Forced Air
Stories: 2 Story	Pool: Private, Yes, Other/Remarks
Lot SqFt:	Lot Size: Up to & Inc .25 Acres
Source of SqFt: Assessor Record	Sewer: Sewer Connected
Ownership: Fee Simple	School District: Sweetwater Unifi
Roof: Tile	Age Restriction: N/K
Acres:	Water: Meter on Property
Zoning: SFR	Topography: Level
APN: 642-640-53-00	Pets: Yes
Fireplace: N/K	

Remarks

SELLER ENTERTAINING FROM 599-629.5K. Must see Dream Home has over \$100,000 in upgrades featuring a large yard w/ pool, waterfall, tropical landscaping, highly upgraded interior including granite, crown moldings, designer paints, crown moldings & baseboards, upgraded carpet, paint - quiet cul-de-sac location! See the tour!
Confidential Remarks: Call owner first at least 2 hours prior to showing. No lockbox but easy show. Owner will meet agent at property from 9-6pm Daily. See the virtual tour for info!

Rooms Information

Living Room: 14x21	Dining Room: 10x12	Family Room: 0	Kitchen: 10x13	Extra Room: LOFT
Master Bed: 13x18	Bedroom 2: 12x13	Bedroom 3: 11x10	Bedroom 4: 0	Bedroom 5:

Additional Features

Add Land Use: N/K	Parking: 2 Car Garage
Boat Facilities: N/K	Security: N/K
Guest House: N/K	Patio: Slab
Frontage: N/K	Spa: N/K
Laundry: Laundry Room	Telecom: Cable, Multiple Phone Lines
Irrigation: Computerized, Sprinklers, Timer	
Complex Features: Tennis Courts	
Equipment: Dishwasher, Disposal, Garage Door Opener, Microwave, Pool/Spa Equipment, Range/Oven	

Financing

Terms: Conventional, Cash	Assessments: N/K		
Total Loan Bal: \$	Mello-Roos: \$130/Monthly	Other Fee: \$0/N/K	Type of OF: N/K
1st Trust Deed:	1st Interest:	2nd Trust Deed:	2nd Interest:
1st Loan Type: N/K	1st Assumable:	2nd Loan type: N/K	2nd Assumable:
H.O. Fee: 54/Monthly			
HOF Includes: Common Area Maintenance			

Office and Showing Instructions

Occupant: John	Occupant Phone: 619-757-0510	Show Instruct: CALL OWNER	Lock Box: No
List Agent: Paul Richter	Agent Phone: (858) 232-4783	Adt'l Phone #:	2nd Agent: Rannel Lapira
List Office: HomeLife Premier	Office Phone: (619) 295-7253	Broker #: 63309	
Email: Click here to email agent	Fax: (619) 245-2443	Pager:	CVR:
CBB% 2.5 and CBB\$	Subject to Court/Lender Approval: N/A		

Sold Information

Off Market Date:	Close of Escrow:	Expire Date: 2/28/2007	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

SupplementsMLS #: 066083808 Address: [1639 Deer Peak Ct](#)

OVER \$100,000 in upgrades as follows: Exterior: owner has added a large swimming pool with beautiful raised bomb-beam, 5 ft sheer descent waterfall, 14 ft outdoor kitchen with granite countertop, gorgeous natural stone work and stamped concrete throughout, tropical plants, and fenced off runner perfect for pets. Interior: colonial style crown molding, base boards, ball-in-square corners around doors and windows, hardwood and granite flooring, upgrade cabinets, granite countertops and custom paint. CAT 5 and CABLE to all three bedrooms and office loft, downstairs wired for surround sound and outdoor speakers, 4 Ton energy efficient AC just installed- July 05, and garage has plenty of storage and workbench. Home is perfect in every aspect! This home is one of the best values in San Diego! Your clients will love the pool and the incredible hardscape! Large lot, lots of room - this one is ready to sell. Call listing agent for any questions.

Prepared by: [Paul Richter](#)

*Information is believed to be reliable, but not guaranteed.
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Sun, Jan 28, 2007 01:21 AM