



**SF Detached** Status: **Active** LP: \$ 499,500 - REF #: 1  
 \$539,500  
 OLP: \$ 575,000  
 MLS #: 066042664  
 Media: 9 - V.T.   
 Listing Type: **Exclusive Right (R)**  
 Address: **1560 GOLD RUN ROAD**  
 Subdivision: **Otay Ranch 1**  
 City: **Chula Vista** Zip : **91913- 1513**  
 Cross Street: **Santa Alicia** Community: **CHULA VISTA**  
 Map Code: MT: 2 AMT: 2 LD: 5/20/2006  
 1331D1  
 Directions To Property : **From Palomar, South on Santa Alicia, East on Gold Run Road**

**General Information**

Bedrooms: <b>3</b>	View: <b>N/K</b>
Optional BR:	Exterior: <b>Stucco</b>
Baths: <b>2.5</b>	Floors: <b>Slab</b>
Est SqFt: <b>1,615</b>	Heat: <b>Forced Air, Natural Gas</b>
Year Built: <b>2001</b>	Cooling: <b>N/K</b>
Stories: <b>2 Story</b>	Pool: <b>Community, Yes</b>
Lot SqFt:	Lot Size: <b>Up to &amp; Inc .25 Acres</b>
Source of SqFt: <b>Assessor Record</b>	Sewer: <b>Sewer Connected</b>
Ownership: <b>Fee Simple</b>	School District: <b>Sweetwater Unifi</b>
Roof: <b>Tile</b>	Age Restriction: <b>N/K</b>
Acres:	Water: <b>Meter on Property</b>
Zoning: <b>SFR</b>	Topography: <b>Level</b>
APN: <b>642-570-58-00</b>	Pets: <b>Yes</b>
Fireplace: <b>FP in Living Room</b>	

**Remarks**

SLR entertaining from \$499.5-539.5K! Wow This is clearly the nicest home on the block. Bright sunny location with an elevated yard and 2 separate side yards (most don't have this feature), designer paint throughout, excellent cond & ideal floorplan. Check out over 50 pictures and 5 virtual tours of this finely upgraded home  
**Confidential Remarks:** Please leave message on owners cell at least 1 hour prior, then use lockbox on front door. Please lock all doors prior to leaving. Go see the virtual tour & pics

**Rooms Information**

Living Room: <b>12x11</b>	Dining Room: <b>combo</b>	Family Room: <b>15x22</b>	Kitchen: <b>10x11</b>	Extra Room: <b>0</b>
Master Bed: <b>13x13</b>	Bedroom 2: <b>12x11</b>	Bedroom 3: <b>10x10</b>	Bedroom 4: <b>0</b>	Bedroom 5:

**Additional Features**

Add Land Use: <b>N/K</b>	Parking: <b>2 Car Garage</b>
Boat Facilities: <b>N/K</b>	Security: <b>N/K</b>
Guest House: <b>N/K</b>	Patio: <b>Porch Covered, Slab</b>
Frontage: <b>N/K</b>	Spa: <b>Community, With Pool</b>
Laundry: <b>Laundry Room</b>	Telecom: <b>Cable, Multiple Phone Lines</b>
Irrigation: <b>Sprinklers, Timer</b>	
Complex Features: <b>Clubhouse/Rec Room, Pool</b>	
Equipment: <b>Dishwasher, Disposal, Garage Door Opener, Range/Oven, Refrigerator</b>	

**Financing**

Terms: <b>Conventional, Cal Vet, Cash, FHA</b>	Assessments: <b>N/K</b>		
Total Loan Bal: \$	Mello-Roos: <b>\$175/Monthly</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>65/Monthly</b>			
HOF Includes: <b>Common Area Maintenance</b>			

**Office and Showing Instructions**

Occupant: <b>Brian</b>	Occupant Phone: <b>619-857-5501</b>	Show Instruct: <b>CALL OWNER</b>	Lock Box: <b>Yes</b>
List Agent: <b>Paul Richter</b>	Agent Phone: <b>(858) 232-4783</b>	Adt'l Phone #:	2nd Agent: <b>Stephanie Arnold</b>
List Office: <b>HomeLife Premier</b>	Office Phone: <b>(619) 295-7253</b>	Broker #: <b>63309</b>	
Email: <a href="#">Click here to email agent</a>	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>10/30/2006</b>	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

**Supplements**MLS #: **066042664** Address: **1560 GOLD RUN ROAD**

**PLEASE CHECK OUT OVER 50 PROFESSIONAL PICS ON OUR VIRTUAL TOUR!** Distinctive Exteriors - Themed lane driveway with access to two-car garage Inviting front porch Concrete roof tiles Sectional roll-up garage door with automatic openers Elevated view lot Front yard landscaping with automatic sprinklers Back yard fully landscaped with tropical foliage and stained concrete Additional concrete side yard, ideal for additional storage Kitchen Highlights Gourmet kitchen with oak cabinets Walk-in storage pantry with shelving Convenient under-cabinet lighting Ceramic tile countertops Cozy breakfast bar Dual compartment sink with pull-out spray faucet Kitchen appliances included: -30 gas range/oven -Multi-cycle dishwasher -Refrigerator with ice maker Gracious Living Area Hand-set ceramic tile entry flooring Custom paint and recessed lighting First floor bathroom with pedestal sink and decorative lighting fixture Dramatic 9-foot raised ceiling on first floor Gas fireplace set in ceramic tile hearth and surround with custom mantle Cozy living room with multiple views Great room with media niche and ample dining space Telephone and cable TV pre-wiring in each room Designer staircase with decorative ledges and alcove Second floor laundry room (washer & dryer included) Jack & Jill bathroom with dual vanity adjoining rooms 2 & 3 Master Suite Retreat Walk-in closet Windows overlooking garden Inviting oval soak tub combined with shower Dual vanity with Corian countertops Separate restroom area Neighborhood Features Secured cottage entry into community Access to walking trails, bike paths and parks Conveniently located one block away from Heritage Towne Center, Heritage Park & Recreation Center, Sharp-Rees Stealy Medical Center, and the swim club facility Walking distance to Heritage Elementary and Otay Ranch High School Minutes away from the 805 freeway, various strip malls, and the future SR-125 and major mall!

Prepared by: [Paul Richter](#)

*Information is believed to be reliable, but not guaranteed.  
Copyright 2001-2006 SANDICOR, Inc.*

Mon, May 22, 2006 12:45 PM