



SF Detached Status: **Active** LP: \$ 459,500 - REF #: \$489,500 1
 MLS #: 076070831 OLP: \$ 500,000
Media: 13 - V.T.
 Listing Type: **Exclusive Right (R)**
 Address: **1391 Wooden Valley St**
 Subdivision: **Otay Ranch Village**
 City: **Chula Vista** Zip : **91913- 2949**
 Cross Street: **St. Elizabeth** Community: **CHULA VISTA**
 Map Code: 1311F7 MT: 1 AMT: 1 LD: 9/5/2007
 Directions To Property : **Olympic, S on Palomar, L - V Pkway, R Sutter Buttes - L St Eli**

General Information

Bedrooms: 3	View: N/K
Optional BR:	Exterior: Stucco
Baths: 2.5	Floors: Slab
Est SqFt: 1,664	Heat: Forced Air, Natural Gas
Year Built: 2004	Cooling: Central Forced Air
Stories: 2 Story	Pool: Community
Lot SqFt:	Lot Size: Up to & Inc .25 Acres
Source of SqFt: Assessor Record	Sewer: Sewer Connected
Ownership: Fee Simple	School District:
Roof: Tile	Age Restriction: N/K
Acres:	Water: Meter on Property
Zoning: R-1	Topography: Level
APN: 643-591-38-00	Pets: Yes
Fireplace: FP in Living Room	

Remarks

SLR ENTERTAINING FROM \$459.5-489.5K - GORGEOUS home shining w/ Pride of ownership - upgraded flooring, lighting, designer paints, premium ceiling fans & second upstairs family bonus room. Nicely landscaped yard - custom fire-pit, california lighting, extra hardscape and tropical trees. Home is ready to move in! CLEAN!
Confidential Remarks: Call agent and/or owner prior to showing property at least 1 hour prior to showing.

Rooms Information

Living Room: 13x12	Dining Room: 10x8	Family Room: 0	Kitchen: 10x8	Extra Room: 0
Master Bed: 17x15	Bedroom 2: 13x12	Bedroom 3: 12x11	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: Community
Laundry: Laundry Room	Telecom: Cable, Multiple Phone Lines
Irrigation: Sprinklers, Timer	
Complex Features: Clubhouse/Rec Room, Playground, Pool, Recreation Area, Spa/Hot Tub, Tennis Courts	
Equipment: Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven	

Financing

Terms: Conventional, Cal Vet, Cash	Assessments: N/K		
Total Loan Bal: \$	Mello-Roos: \$220/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: 40/Monthly			
HOF Includes: N/K			

Office and Showing Instructions

Occupant: Connie Najar	Occupant Phone: 619-948-4203	Show Instruct: CALL AGENT	Lock Box: Yes
List Agent: Paul Richter	Agent Phone: (858) 232-4783	Adt'l Phone #:	2nd Agent: Victoria Hyatt
List Office: HomeLife Premier	Office Phone: (619) 295-7253	Broker #: 63309	
Email: Click here to email agent	Fax: (619) 245-2443	Pager:	CVR: Yes
CBB% 2.5 and CBB\$	Subject to Court/Lender Approval: N/A		

Sold Information

Off Market Date:	Close of Escrow:	Expire Date: 3/31/2008	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

Prepared by: [Paul Richter](#)

Information is believed to be reliable, but not guaranteed.

Thu, Sep 6, 2007 12:29 PM

MLS#: 076070831

Media	Type	Description (if available)
#1 - www.searchahome.com/...	Link	OVER 50 PICTURES AND VIDEO TOUR ON WWW.SEARCHAHOMEL.COM VIRTUAL TOURS - AWESOME PORTRAIT OF THIS HOME





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