



SF Detached Status: **Active** LP: \$ 500,000 - REF #: 1
 \$550,000
 OLP: \$ 635,500
 MLS #: 086020320
Media: [11 - V.T.](#)
 Listing Type: **Exclusive Right (R)**
 Address: [1364 Granite Springs Dr](#)
 Subdivision: **Eastlake Greens**
 City: **Chula Vista** Zip : **91915- 1540**
 Cross Street: **Oak Springs** Community: **CHULA VISTA**
 Map Code: **1311H6** MT: **28** AMT: **28** LD: **3/17/2008**
 Directions To Property : **Olympic to Hunte PKWY, go N to Oak Springs, go E to Granite Sp**

General Information

Bedrooms: 5	View: Mountains/Hills
Optional BR:	Exterior: Stucco
Baths: 3	Floors: Slab
Est SqFt: 2,648	Heat: Forced Air, Natural Gas
Year Built: 2001	Cooling: Central Forced Air
Stories: 2 Story	Pool: N/K
Lot SqFt:	Lot Size: Up to & Inc .25 Acres
Source of SqFt: Assessor Record	Sewer: Sewer Connected
Ownership: Fee Simple	School District: Sweetwater Un
Roof: Tile	Age Restriction: N/K
Acres:	Water: Meter on Property
Zoning: R-1	Topography: Level
APN: 643-302-77-00	Pets: Yes
Fireplace: FP in Family Room	

Remarks

EASTLAKE SHORT SALE - Seller entertaining from \$500-\$550K! Large 2 story home with downstairs bedroom suite! In excellent condition, home features 5 bedrooms, large living room & dining area! Kitchen features pantry, large family room with fireplace & all new carpeting/tile/flooring. Landscaped wonderfully!
Confidential Remarks: Call agent first for lockbox and showing information - Paul 858-232-4783 - SHORT SALE SUBJECT TO LENDERS APPROVAL WAMU - LOWER THAN MOST FORECLOSURES OR BANK OWNED

Rooms Information

Living Room: 21x17	Dining Room: combo	Family Room: 10x16	Kitchen: 21x16	Extra Room: 0
Master Bed: 18x16	Bedroom 2: 12x11	Bedroom 3: 12x12	Bedroom 4: 13x10	Bedroom 5: 10x12

Additional Features

Add Land Use: N/K	Parking: 1 Space
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: Below Ground	
Complex Features: N/K	
Equipment: Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Washer/Dryer	

Financing

Terms: Conventional, Cal Vet, Cash, FHA, Other/Remarks	Assessments: N/K	
Total Loan Bal: \$	Mello-Roos: \$150/Monthly	Other Fee: \$0/N/K
1st Trust Deed:	1st Interest:	Type of OF: N/K
1st Loan Type: N/K	1st Assumable:	2nd Trust Deed:
H.O. Fee: 90/Monthly		2nd Interest:
HOF Includes: N/K		2nd Loan type: N/K
		2nd Assumable:

Office and Showing Instructions

Occupant: **Agent - Call 1st** Occupant Phone: **858-232-4783** 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: [Pacific Power Properties](#) 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: 9/30/2008	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

SupplementsMLS #: 086020320 Address: [1364 Granite Springs Dr](#)

Pride of ownership and attention to detail really shows off with this extraordinary home. With a beautiful sloping backyard, trellis, built-in bbq and nicely landscaped yard - this home offers great living and is a fine lot. Some of the interior upgrades recently added include new flooring, nice sized kitchen with island, fireplace, oak kitchen cabinetry and plantation shutters. The living room area shares the dining area and is light, bright and faces the front of the building. The family room faces the backyard and has a warm, southwestern exposure. The home has 5 bedrooms and 3 full sized baths. There is a downstairs bedroom and separate bath. The master bedroom features a large bathtub, large walk-in his/her closets & overlooks the beautiful backyard. There are 4 upstairs bedrooms and 1 downstairs bedroom. This home is on the nicest lots in the area, has quality upgrades, tastefully landscaped, lots of bedroom and storage space, separate family and living room space and a large kitchen.

Prepared by: [Paul Richter](#)

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