



**SF Attached** Status: LP: \$ 224,500 - REF  
**Active** \$249,500 #: 1  
 MLS #: Listing Type:  
**076068361** **Exclusive Right (R)** OLP: \$ 325,000  
**Media:** 13 - V.T.   
 Address: [748 ANZA STREET](#)  
 Subdivision: **El Cajon** Unit #: **A**  
 City: **El Cajon** Zip : **92020-6604**  
 Cross Street: **Washington** Complex Name:  
 Community: **EL** Map Code: **MT: 57** **AMT: 57** LD:  
**CAJON** **1251H7** **8/26/2007**  
 Directions To Property: **Mollison s-bound - Washington east 1 blk, right on Anza 1 blk**

#### General Information

Bedrooms: <b>3</b>	Stories: <b>1 Story</b>	Roof: <b>Composition</b>	CmplxUnits: <b>21</b>
Optional BR:	Fireplace: <b>N/K</b>	Sewer: <b>Sewer Connected</b>	# of Units: <b>1</b>
Baths: <b>1</b>	Pool: <b>N/K</b>	Floors: <b>Slab</b>	Unit Entry Lvl: <b>1</b>
Est SqFt:	Heat: <b>Wall/Gravity</b>	Age Restrict: <b>N/K</b>	Bldg Entry Lvl: <b>1</b>
SqFt Src: <b>Assessor Record</b>	Cooling: <b>Wall/Window</b>	Water Dist:	Bldg Stories: <b>1</b>
APN: <a href="#">493-103-62-15</a>	View: <b>N/K</b>	Topography: <b>Level</b>	%Ownr Occ:
Year Built: <b>1972</b>	Exterior: <b>Stucco</b>	Ownership: <b>Condominium</b>	
Pets: <b>Yes</b>			
Prop Management Co:		Prop Mgmt Phone:	

#### Remarks

GORGEOUS Single Level 3 Bedroom Townhome! Seller is entertaining from \$224-249.5K! This fine home has been extensively upgraded with new flooring/tile, pergo, appliances, decorative paint, ceiling fans & features a large backgard with fountain, patio cover & custom landscaping! Private gated community - corner lot & quiet!  
**Confidential Remarks:** POSSIBLE SHORT SALE - EASY SHOW ON WEEKDAYS and WEEKEND DAYS - Call at least 2 hours prior to showing - OWNER HAS PETS - PLEASE DO NOT SMALL DOGS OUTSI

#### Rooms Information

Living Room: <b>19x12</b>	Dining Room: <b>0</b>	Family Room: <b>0</b>	Kitchen: <b>14x10</b>	Extra Room: <b>0</b>
Master Bed: <b>10x11</b>	Bedroom 2: <b>10x11</b>	Bedroom 3: <b>9x11</b>	Bedroom 4: <b>0</b>	

#### Additional Information

Parking: <b>1 Space</b>	Patio: <b>Slab</b>
Security: <b>N/K</b>	Spa: <b>N/K</b>
Boat Facilities: <b>N/K</b>	Telecom: <b>Cable, Multiple Phone Lines</b>
Frontage: <b>N/K</b>	Laundry: <b>Laundry Room</b>
Irrigation: <b>Sprinklers, Timer</b>	Lot Size: <b>Common Interest</b>
Complex Features: <b>Playground</b>	
Equipment: <b>Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator, Shed(s), Washer/Dryer</b>	

#### Financing

Terms: <b>Conventional, Cal Vet, Cash, FHA</b>	Assessments: <b>N/K</b>	
Total Loan Bal: <b>\$</b>	Mello-Roos: <b>\$0/N/K</b>	Other Fee: <b>\$0/N/K</b>
1st Trust Deed:	1st Interest:	2nd Trust Deed:
1st Loan Type: <b>N/K</b>	1st Assumable:	2nd Loan type: <b>N/K</b>
H.O. Fee: <b>228/Monthly</b>		2nd Assumable:

HOF Includes: **Common Area Maintenance, Exterior Bldg Maintenance, Gated Community, Insurance, Sewer, Trash Pickup, Water**

#### Office and Showing Instructions

Occupant: <b>Terry</b>	Occupant Phone: <b>619-749-2357</b>	Show Instruct: <b>CALL AGENT</b>	Lock Box: <b>Other/Remarks</b>
List Agent: <a href="#">Paul Richter</a>	Agent Phone: <b>(858) 232-4783</b>	Adt'l Phone #:	2nd Agent: <b>Victoria Hyatt</b>
List Office: <a href="#">HomeLife Premier</a>	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>1/31/2008</b>	Sold Price: <b>\$</b>
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

**Supplements**MLS #: 076068361 Address: [748 ANZA STREET](#)

**OWNER IS SUPER MOTIVATED TO SELL - MOVING** - One of the nicest townhomes in El Cajon - owner has put over \$50,000 in upgrades and this one is nothing like a townhome - feels like a detached property. The corner location townhome is quiet, spacious and has 3 nice sized bedrooms, beautifully decorated with custom paints and upgraded flooring. The large living room is great for entertaining and features beautiful crown molding (recently installed), designer colors, large picture windows with custom drapery & blinds and a great ceiling fan (property features ceiling fans in all the rooms). The nice sized, private backyard features new landscaping including a water feature with timed lights. All landscaping has underground sprinklers. The appliances are in like new condition, including built in microwave, stove, refrigerator, dishwasher and a full size stackable washer/dryer. There are built-in cabinets in the west bedroom and the storage in the unit is great, with many closets and a large attic for more space. Owner would consider selling some of the custom desk furniture in the office den, with the property with the right offer. Air conditioning unit in the living room is economical and property is insulated well. Complex is quiet, features a large playground and is a gated community. Only 4 out of 21 units are allowed to be tenant occupied per CC&R's - this area has primary ownership and it shows! Call listing agent for showing information and let's get this one sold!

Prepared by: [Paul Richter](#)

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