



**SF Attached** Status: LP: \$ 335,000 - REF  
**Active** \$385,000 #: 1  
 MLS #: 076095484 Listing Type: Exclusive Right (R) OLP: \$ 385,000  
 Media: 13 - V.T.   
 Address: [7200 Melody Lane](#)  
 Subdivision: **La Mesa Tr 72-07** Unit #: 18  
 City: **La Mesa** Zip: **91942-1406**  
 Cross Street: **Kiowa** Complex Name: **Murray Hill Townhomes**  
 Community: **LA MESA** Map Code: **1270F1** MT: **0** AMT: **0** LD: **12/18/2007**  
 Directions To Property: **Lake Murray to Kiowa, right on Melody, complex driveway on Rt**

**General Information**

|                                  |                                    |                                      |                          |
|----------------------------------|------------------------------------|--------------------------------------|--------------------------|
| Bedrooms: <b>4</b>               | Stories: <b>2 Story</b>            | Roof: <b>Composition</b>             | CmplxUnits: <b>84</b>    |
| Optional BR:                     | Fireplace: <b>N/K</b>              | Sewer: <b>Sewer Connected</b>        | # of Units: <b>6</b>     |
| Baths: <b>2</b>                  | Pool: <b>Community</b>             | Floors: <b>Slab</b>                  | Unit Entry Lvl: <b>1</b> |
| Est SqFt: <b>1429</b>            | Heat: <b>Forced Air</b>            | Age Restrict: <b>N/K</b>             | Bldg Entry Lvl: <b>1</b> |
| SqFt Src: <b>Assessor Record</b> | Cooling: <b>Central Forced Air</b> | Water Dist: <b>CSD</b>               | Bldg Stories: <b>2</b>   |
| APN: <b>464-251-18-00</b>        | View: <b>N/K</b>                   | Topography: <b>Level</b>             | %Ownr Occ:               |
| Year Built: <b>1977</b>          | Exterior: <b>Stucco</b>            | Ownership: <b>Condominium</b>        |                          |
| Pets: <b>Yes</b>                 |                                    |                                      |                          |
| Prop Management Co: <b>PMC</b>   |                                    | Prop Mgmt Phone: <b>858-485-9811</b> |                          |

**Remarks**

Seller entertaining 335-385K from spacious, rare 4 bedroom end unit w/wrap around patio/garden. No neighbors in back, very quiet & well kept complex. Close to freeways & SDSU, walk to Lake Murray & shopping. Lots of storage, attic can be converted to work space. 1 bed/bath is downstairs, light & bright w/cathedral ceilings.  
**Confidential Remarks:** Short sale possible, trying to avoid foreclosure - very motivated! Call owners 1/2 hour before visit so can put cats away. 3% Commission subject to lender approval.

**Rooms Information**

|                           |                          |                        |                       |                      |
|---------------------------|--------------------------|------------------------|-----------------------|----------------------|
| Living Room: <b>22x12</b> | Dining Room: <b>10x9</b> | Family Room: <b>0</b>  | Kitchen: <b>10x8</b>  | Extra Room: <b>0</b> |
| Master Bed: <b>15x14</b>  | Bedroom 2: <b>13x10</b>  | Bedroom 3: <b>12x9</b> | Bedroom 4: <b>9x7</b> |                      |

**Additional Information**

|                              |                                  |
|------------------------------|----------------------------------|
| Parking: <b>1 Car Garage</b> | Patio: <b>Wood Deck</b>          |
| Security: <b>N/K</b>         | Spa: <b>Community</b>            |
| Boat Facilities: <b>N/K</b>  | Telecom: <b>Cable</b>            |
| Frontage: <b>N/K</b>         | Laundry: <b>Garage</b>           |
| Irrigation: <b>N/K</b>       | Lot Size: <b>Common Interest</b> |

Complex Features: **BBQ, Clubhouse/Rec Room, Playground, Pool, Recreation Area, Spa/Hot Tub**  
 Equipment: **Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven, Refrigerator**

**Financing**

|  |                            |
|--|----------------------------|
| Terms: <b>Subject To</b>                     | Assessments: <b>N/K</b>    |
| Total Loan Bal: <b>\$</b>                    | Mello-Roos: <b>\$0/N/K</b> |
| 1st Trust Deed:                              | Other Fee: <b>\$0/N/K</b>  |
| 1st Loan Type: <b>N/K</b>                    | 2nd Trust Deed:            |
| H.O. Fee: <b>234/Monthly</b>                 | 2nd Loan type: <b>N/K</b>  |
| HOF Includes: <b>Common Area Maintenance</b> | 2nd Interest:              |
|  | 2nd Assumable:             |

**Office and Showing Instructions**

|  |  |                               |                                |
|--|--|-------------------------------|--------------------------------|
| Occupant: <b>M/M Garcia</b>                      | Occupant Phone: <b>619-303-2737</b>          | Show Instruct: <b>Call LA</b> | Lock Box: <b>Yes</b>           |
| List Agent: <b>Victoria Hyatt</b>                | Agent Phone: <b>(619) 405-1988</b>           | Adt'l Phone #:                | 2nd Agent: <b>Paul Richter</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) 819-0283</b>                   | Pager:                        | CVR: <b>Yes</b>                |
| CBB% <b>3</b> and CBB\$                          | Subject to Court/Lender Approval: <b>Yes</b> |                               |                                |

**Sold Information**

|                  |                   |                               |                       |
|------------------|-------------------|-------------------------------|-----------------------|
| Off Market Date: | Close of Escrow:  | Expire Date: <b>6/13/2008</b> | Sold Price: <b>\$</b> |
| Sale Agent #:    | Sale Agent Name:  | SA Phone:                     | Financing:            |
| Sale Office #:   | Sale Office Name: | SO Phone:                     |                       |

**Supplements**MLS #: 076095484 Address: [7200 Melody Lane](#)

**SHORT SALE - MOTIVATED SELLERS READY TO SELL NOW** - Great opportunity for investor. One exit from SDSU at 70th St. exit off Hwy.8. Great rental for family with SDSU students who want a quiet, safe neighborhood. Nestled in a mostly detached residential area and minutes walk to Lake Murray and Starbucks, great for college students. Well kept complex with newer pool, spa and recreation area. Hookups for Washer/Dryer in Garage, lots of storage, shelving, more inside under stairwell, outside in patio area and in the attic. Other townhomes have converted the attic to additional living space. The outdoor patio is completely private with a wood deck that extends the entire length of the unit. Take advantage of this below market price. Buyer is advised to verify all information prior to close of escrow.

Prepared by: [Paul Richter](#)

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