

MLS#: 100025060

500 West Harbor Drive Dr # 1701

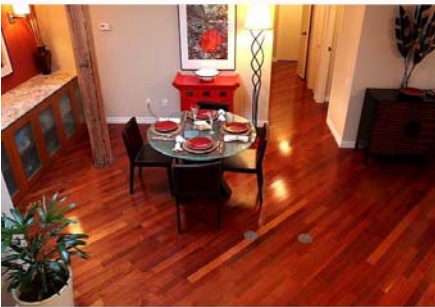
LP: \$735,000 - \$755,000



Exterior Front



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DRE Lic.#: 01237991

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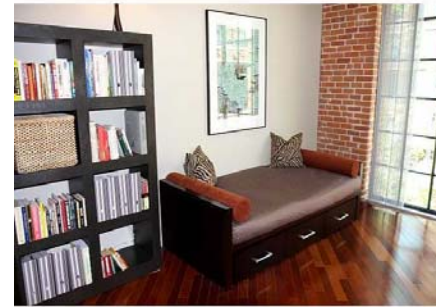
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All Other Attached

MLS #: **100025060**

APN: **535-041-16-59**

Listing Type: **Exclusive Right (R)**

Address: **500 West Harbor Drive Dr # 1701**

City: **San Diego, CA**

Bedrooms: **2**

Optional BR:

Total BR: **2**

Est.SqFt: **1,492**

Wtr Dist: **CSD**

Age Restrictions: **N/K**

Pets: **Allowed w/Restrictions**

Sign on Property:

Status: **Active**

Sales

Price:

Ownership: **Condominium**

CBB\$:

CBB%: **2.50%** CVR: **N**

Full Baths: **2**

Half Baths: **0**

Total Baths: **2**

Year Built: **1994**

Schl Dist:

LP: **\$735,000 - \$755,000**

Orig.Price: **\$755,000**

List Date: **04/26/2010** MT: **22**

AMT: **22**

Court/Lndr Apprvl Needed: **N**

Possession:

Unit#/Space#: **1701**

Zip: **92101** MapCode: **1289A4**

Community: **DOWNTOWN**

Neighborhood: **CityFront Terrace**

Complex/Park: **CityFront Terrace**

Jurisdiction: **Incorporated**

Cross Streets: **Union**

Zoning:

Prop.Mgmt.Co:

Prop.Mgmt.Phn:

Media: **19-VT: <http://www.searchahom.com>**

EO: **N** Lot Size: **0 (Common Interest)**

LS: **N** Acres:

REMARKS AND SHOWING INFO

BRAND NEW LISTING - This contemporary New York style loft offers a vantage point from the top floor of the historic Soap Factory building in the most prime location downtown in the heart of the Marina District. Large windows open out to a garden of sycamore trees & the soothing sound of Infinity Fountain below.

Confidential Remarks: **Call Paul Richter first at 858-232-4783 but write down this number: 619-202-4001 (This is the occupants phone number, to call after you call Paul) - Easy show, he will leave once we set up a time. Must enter through security desk.**

Directions to Property: **Enter on Market St in front circle drive - 1 block from Union**

Showing Instructions: **Call/Email Paul Richter/Agent. Complex requires check-in at security gate**

Occupied: **Owner** Occupant: **Call Agent 4 Appointment** Occupant Phone: **858-232-4783** Lock Box: **N**

Mandatory Remarks: **Seller will entertain offers between \$735000 - \$755000 None Known**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Victoria Hyatt (642820)**

2nd Agent: **Paul Richter (616914)**

Listing Office: **US Premier Realty**

Email: **HLPHomes@cox.net**

Agent Phone: **(619) 405-1988**

2nd Agt Phone: **(858) 232-4783**

Office Phone: **(619) 295-7253**

Fax: **(619) 245-2443**

Add'l Phone:

2nd Add'l Phone:

Broker Office ID: **63309**

Pager:

SOLD INFORMATION

Off Market Date:

Close of Escrow:

Financing:

Selling Agent #:

Selling Agent Name:

SA Phone:

Sale Price:

Selling Office #:

Selling Agent Office:

SO Phone:

Exp Date: **10/26/2010**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$792.00/Month**

Paid: **Monthly**

HO Fees Include: **Gated Community, Hot Water, Limited Insurance, Trash Pickup, Water**

Other Fees: **\$0.00**

Paid:

CFD/Mello Roos: **\$0.00**

Paid:

Total Monthly Fees: **\$792.00**

Assessments: **N/K**

HOA: **CityFront Terrace HOA**

HOA Phone: **619-702-9110**

Est % of Owner Occupancy:

Other Fees Type: **N/K**

Terms: **Conventional, Cash, FHA, VA**

ROOM DIMENSIONS

Living Room: 23x17	Master BR: 12x14
Dining Room: 13x12	Bedroom 2: 12x14
Family Room: 0	Bedroom 3: 0
Kitchen: 8x11	Bedroom 4: 0
Breakfast Area:	Bedroom 5:
Extra Room 1: 0	Extra Room 3: 0
Extra Room 2: 0	

INTERIOR FEATURES

Stories: **1 Story**

Approx Living Space: **1,000 to 1,499 SqFt**

Interior Walls:

Source of Square Feet: **Assessor Record**

Sub Flooring:

Fireplace(s):

Floor Coverings: **Wood**

Fireplace Location: **FP in Living Room**

Searchable Rooms: **Dining Area, Family Room, Loft**

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Address: [500 West Harbor Drive Dr # 1701 Unit#: 1701](#)**BUILDING, COMPLEX AND EXTERIOR FEATURES**

Stories in Bldg: **4** Units in Bldg: **1** Bldg Entry Level: **1** Entry Level Unit: **4** Elevator: **3 Stairs/Steps to Entry:**
 Architectural Style: **Other** Condo Flat Style: **Other** Exclusive Use Yard:
 Construction: **Built on Site** Exterior: **Brick** Roof: **Composition**
 Pool: **Below Ground, Community/Common, Private** Pool Heat:
 Spa: **Community/Common, Private w/Pool, Yes** Spa Heat:
 Water Heater Type: **Other/Remarks** Guest House:
 Cooling: **Central Forced Air** Heat Equipment:
Forced Air Unit
 Heat Source: **Natural Gas** Laundry Location: **Closet Stacked**
 Laundry Utilities: **Electric**
 Patio: **N/K**

Security: **Closed Circuit TV, Gated Community, On Site Guard**Equipment which Transfers: **Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Washer****SITE FEATURES**

Approx # of Acres: Water: **Meter Paid/Not In** Parking Garage: **Underground**
 Approx Lot Sq Ft: Sewer/Septic: **Sewer Connected** Parking Garage Spaces: **2**
 Approx Lot Dim: Parking Non Garage: **Underground**
 Lot Size: **0 (Common Interest)** Parking Non Garage Spaces: **2**
 Units in Complex: **320** Total Parking Spaces: **4**
 Land Use Code: Parking for RV:
 Animal Designator Code: Res Unit Loc: **End Unit** Telecom: **Cable (coaxial), Multiple Phones**
 Frontage Length: Lot Size Source: **Assessor Record**
 Fencing: **Full, Gate** Boat Facilities: **N/K**
 Irrigation: **N/K** Add'l Land Use:
 Topography: **Level** Frontage: **N/K**

View: **Parklike**Prop Restriction: **CC&R's, Animals**

Structures:

Site: **N/K**Complex Features: **BBQ, Clubhouse/Rec Room, Exercise Room, Pool, Recreation Area, Sauna, Spa/Hot Tub**Miscellaneous: **Value in Land****SUPPLEMENTAL REMARKS**

TOP VALUE IN CITYFRONT TERRACE! MUST SEE - This exciting home is the prestigious Soap Factory s largest one level floorplan. Its bold design and stylish accents make this property a distinctive downtown treasure. This home features gorgeous cherry wood floors, custom teak cabinetry, a wine captain, granite counters, and gourmet stainless appliances. The original exposed wood beams and brickwork give the interior an authentic urban flavor. The skylight and high ceilings create a bright and open living space. Cityfront Terrace has long been one of the most desirable residences downtown in a terrific location. But it's soon to be even better! Currently under construction with major upgrades and renovation throughout the building, Cityfront Terrace will ultimately have the fresh new look and feel of a meticulously maintained five-star hotel. There will be all new landscaping, perimeter fencing, security gates, and new stone pavers in the much of the outdoor common areas and urban canyon. Both swimming pools are being completely demolished and rebuilt. A new BBQ area completely redesigned with a new fire pit, outdoor wet bar, furniture and new spa. Top Interior designers are being interviewed to orchestrate a multi-million dollar complete redesign of the interior at Cityfront Terrace. This includes the lobbies, both libraries, men's and women's locker rooms, hallways, elevators and common areas which will have new carpeting, lighting, paint, fixtures, furniture, and art. The HOA has a goal of completing the main construction by February 2011 and the interior remake by the end of next year. In addition, there is an exciting bathroom remodel credit around \$18,000 that assumes with the property at the time of sale for future work in the bathrooms.

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