

**SF Attached**
 Status: LP: \$ 449,500 - REF
Active \$489,500 # 1

 MLS #: 076044363 Listing Type:
Exclusive Right (R) OLP: \$ 499,500

Media: 12

Address: [527 10th Ave](#)Subdivision: **M2i Condo**Unit #: **202**City: **San Diego**Zip : **92101-7267**Cross Street: **Market**

Complex Name:

Community: **DOWNTOWN**Map Code: **1289B4**MT: **23** AMT: **23**

LD:

6/2/2007
 Directions To Property: **Right off Market and 10th street - park anywhere on the street**
General Information

| | | | |
|---------------------------------------|--------------------------------------|-------------------------------|--------------------------|
| Bedrooms: 2 | Stories: 1 Story | Roof: Composition | CmplxUnits: 100 |
| Optional BR: | Fireplace: N/K | Sewer: Sewer Connected | # of Units: 100 |
| Baths: 1 | Pool: N/K | Floors: Slab, Wood | Unit Entry Lvl: 2 |
| Est SqFt: 883 | Heat: Forced Air, Natural Gas | Age Restrict: N/K | Bldg Entry Lvl: 1 |
| SqFt Src: Assessor Record | Cooling: Central Forced Air | Water Dist: | Bldg Stories: 8 |
| APN: 535-122-23-02 | View: Evening Lights | Topography: Level | %Ownr Occ: |
| Year Built: 2005 | Exterior: Stucco | Ownership: Condominium | |
| Pets: Yes | | | |
| Prop Management Co: CALL AGENT | | Prop Mgmt Phone: | |

Remarks

SLR ACCEPTING FROM \$449.5-489.5K! Gorgeous condo in the heart of downtown Gas Lamp - this one is highly upgraded with like-hardwood floors, granite countertops, upgraded cabinetry, views throughout. The owner has added an extra room to make this loft a 2 bedroom condo which share one bath. Nice balcony and quiet location.

Confidential Remarks: Call owner direct for showing - 2 lockboxes (1 has key, other clicker) are in cabinet south of front door. Easy show/call Paul if you have questions 858-232-4783.

Rooms Information

| | | | | |
|---------------------------|--------------------------|-----------------------|-----------------------|----------------------|
| Living Room: 15x10 | Dining Room: 8x10 | Family Room: 0 | Kitchen: 10x10 | Extra Room: 0 |
| Master Bed: 8x10 | Bedroom 2: 8x10 | Bedroom 3: 0 | Bedroom 4: 0 | |

Additional Information

| | |
|---|---|
| Parking: 1 Space | Patio: Balcony |
| Security: Eqpt Owned | Spa: N/K |
| Boat Facilities: N/K | Telecom: Cable, Multiple Phone Lines |
| Frontage: N/K | Laundry: Closet |
| Irrigation: N/K | Lot Size: Common Interest |
| Complex Features: N/K | |
| Equipment: Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator | |

Financing

| | | | |
|---|----------------------------------|---------------------------|------------------------|
| Terms: Conventional, Cash | Assessments: N/K | | |
| Total Loan Bal: \$ | Mello-Roos: \$150/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: 250/Monthly | | | |
| HOF Includes: Common Area Maintenance, Exterior Bldg Maintenance, Insurance, Sewer, Trash Pickup | | | |

Office and Showing Instructions

| | | | |
|--|--|----------------------------------|----------------------------------|
| Occupant: Kevin | Occupant Phone: 858-405-6680 | Show Instruct: CALL OWNER | Lock Box: No |
| List Agent: Paul Richter | Agent Phone: (858) 232-4783 | Adt'l Phone #: | 2nd Agent: Craig Reynolds |
| List Office: HomeLife Premier | Office Phone: (619) 295-7253 | Broker #: 63309 | |
| Email: Click here to email agent | Fax: (619) 245-2443 | Pager: | CVR: No |
| CBB% 2.5 and CBB\$ | Subject to Court/Lender Approval: N/A | | |

Sold Information

| | | | |
|------------------|-------------------|--------------------------------|-----------------------|
| Off Market Date: | Close of Escrow: | Expire Date: 11/30/2007 | Sold Price: \$ |
| Sale Agent #: | Sale Agent Name: | SA Phone: | Financing: |
| Sale Office #: | Sale Office Name: | SO Phone: | |

SupplementsMLS #: 076044363 Address: [527 10th Ave](#)

This listing beats them all with upgrades - It is a true interior decorator's dream. Owner has paid close attention to meticulous detail. Beautifully upgraded 2 Bedroom/1 full bath (owner has converted the 1 bedroom loft into 2 bedrooms by partitioning the unit into 2 bedrooms - see pics), 2nd floor unit offering a view balcony of downtown, 10th Avenue and the Coronado Bay Bridge, high vaulted ceilings, inside laundry (double stack washer/dryer - see pic), custom painted with designer colors, upgraded like-hardwood flooring, gorgeous kitchen with custom granite countertops, upgraded cabinetry, lighting and so much more. A Large family room/dining area off kitchen with sliding doors leading to views of the downtown area - lots of light, open floor design and economical - one of the nicest units in the complex. Won't stay on market long, move in ready! Condo is perfect in every aspect! Downtown living in it's finest. Call listing agents for any showing info and fax all offers - will always respond within 24 hour time period. Don't miss this condo!

Prepared by: [Paul Richter](#)

*Information is believed to be reliable, but not guaranteed.
Copyright 2001-2007 SANDICOR, Inc.*

Mon, Jun 25, 2007 12:06 PM