



SF Attached Status: LP: \$ 549,500 - REF
Active \$599,500 #: 1
 MLS #: 066033574 Listing Type: OLP: \$ 650,000
Exclusive Right (R)
Media: 8 - V.T.
 Address: [2445 BRANT STREET](#)
 Subdivision: **Bankers Hill** Unit #: **405**
 City: **San Diego** Zip : **92101-1364**
 Cross Street: **Laurel** Complex Name: **Villa Portofino**
 Community: Map Code: MT: 164 AMT: LD:
DOWNTOWN 1289A1 164 164 4/24/2006
 Directions To Property: **On the corner of Laurel Street and Brant can park on Albatross**

General Information

Bedrooms: 2	Stories: 1 Story	Roof: Rolled/Hot Mop	CmplxUnits: 50
Optional BR:	Fireplace: N/K	Sewer: Sewer Connected	# of Units: 1
Baths: 2	Pool: Community	Floors: Hardwood, Slab	Unit Entry Lvl: 4
Est SqFt: 1151	Heat: Forced Air, Natural Gas	Age Restrict: N/K	Bldg Entry Lvl: 1
SqFt Src: Assessor Record	Cooling: Central Forced Air	Water Dist: CSD	Bldg Stories: 6
APN: 533-074-15-23	View: Bay, Evening Lights, Ocean, Panoramic	Topography: Level	%Ownr Occ: 80
Year Built: 1990	Exterior: Stucco	Ownership: Condominium	
Pets: Yes			
Prop Management Co: Hill Top Management		Prop Mgmt Phone: 619-295-8711	

Remarks

SLR Accepting from \$549-\$599.5K! WOW! The views from this unit are incredible. Views everywhere of the downtown, bay & ocean! This fine condo features upgrades throughout from hardwood floors, berber carpet, repaint, custom tile, new cabinetry, corian countertops & new appliances! If your client wants views - this is it!
Confidential Remarks: GOTO: <http://brant.homelifepremier.com> - Requires gate code. Call owner to buzz you into unit or use lockbox in the back of complex and enter after phone call.

Rooms Information

Living Room: 17x15	Dining Room: 14x9	Family Room: 0	Kitchen: 11x9	Extra Room: 0
Master Bed: 15x14	Bedroom 2: 15x13	Bedroom 3: 0	Bedroom 4: 0	

Additional Information

Parking: Security, Underground	Patio: Balcony
Security: N/K	Spa: Community
Boat Facilities: N/K	Telecom: Cable, Multiple Phone Lines
Frontage: N/K	Laundry: Closet
Irrigation: N/K	Lot Size: Common Interest

Complex Features: **Exercise Room, Pool, Recreation Area, Spa/Hot Tub**
 Equipment: **Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator**

Financing

Terms: Conventional, Cash	Assessments: N/K		
Total Loan Bal: \$	Mello-Roos: \$0/N/K	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: **360/Monthly**
 HOF Includes: **Common Area Maintenance, Exterior Bldg Maintenance, Gas, Gated Community, Hot Water, Insurance, Sewer, Trash Pickup, Water, Other/Remarks**

Office and Showing Instructions

Occupant: Mr. Fogel	Occupant Phone: 619-234-7534	Show Instruct: Call Owner	Lock Box: Yes
List Agent: Paul Richter	Agent Phone: (858) 232-4783	Adt'l Phone #:	2nd Agent: Katharine Prescott
List Office: HomeLife Premier	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: 12/31/2006	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

SupplementsMLS #: 066033574 Address: [2445 BRANT STREET](#)

Take a look at over 45 pictures of this incredible property at the link in the confidential remarks! Some of the finest in San Diego with panoramic views sweeping from downtown, Coronado, The entire San Diego Bay, Point Loma, Lindberg Field and far more. With a perfect Southwest exposure, this home has the finest location anywhere in San Diego. The inside of the property features fine hardwood hickory flooring, lots of beveled mirroring, upgraded cabinetry, tile, corian, crown moldings and new fixtures/appliances. There are two bedrooms which are both master sized, large baths (one with a large walk-in shower) and plantation shutters. Laundry is in the unit - side by side washer/dryer and there is lots of storage both in the unit and in the garage area. The property has 2 separate parking spaces which are covered and below ground (in a gated complex). In addition, there is an outstanding exercise facility with weights and equipment that rivals the finest gyms and a beautiful swimming pool with separate jacuzzi. The balcony overlooks the entire bay area and features imported travertine tile. This property shows exceptionally well, has the views, the location and is in outstanding condition - just what your clients have been waiting for. Easy walk to Balboa and Little Italy. HOF includes common area maint., exterior bldg maint., gated community, trash pick up, hot water, earthquake ins., and parking areas cleaning. Seller has stated that the association is going to spend \$125,000 on interior upgrades to include the entryway, new carpet in hallways & new light fixtures to give this building a more up-to-date touch. This should start in August or Sept. Call listing agent for all questions prior and after showing.

Prepared by: [Paul Richter](#)

*Information is believed to be reliable, but not guaranteed.
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Fri, Oct 6, 2006 09:55 AM