



SF Attached Status: LP: \$ 319,500 - REF
Active \$349,500 # : 1
 MLS #: Listing Type: OLP: \$ 349,500
076055405 Exclusive Right (R)
Media: 13 - V.T.

Address: **4514 Dawson Ave**
 Subdivision: **Talmadge** Unit #: **1**
 City: **San Diego** Zip : **92115-3457**
 Cross Street: **Monroe** Complex Name: **Casa Tranquila**
 Community: **SAN DIEGO** Map Code: **1270A4** MT: **3** AMT: **4** LD: **7/11/2007**
 Directions To Property: **8E to Fairmont,S Montezuma,E Collwood,S,Rt Monroe,2ndRt Dawson**

General Information

Bedrooms: 3	Stories: 2 Story	Roof: Tile	CmplxUnits: 4
Optional BR:	Fireplace: N/K	Sewer: Sewer Connected	# of Units: 1
Baths: 2.5	Pool: N/K	Floors: Slab	Unit Entry Lvl: 1
Est SqFt: 1224	Heat: Forced Air, Natural Gas	Age Restrict: N/K	Bldg Entry Lvl: 1
SqFt Src: Assessor Record	Cooling: N/K	Water Dist:	Bldg Stories: 2
APN: 466-631-13-01	View: N/K	Topography: Level	%Ownr Occ:
Year Built: 1986	Exterior: Stucco	Ownership: Condominium	
Pets: Yes			
Prop Management Co: Casa Tranquila HOA		Prop Mgmt Phone: 619-440-1925	

Remarks

Seller Entertaining Offers \$319,500-349,500. Awesome 3BR, 2.5BA townhome, close to SDSU & recently rennovated! 2 Large Master bedrooms on 2nd floor w/walk-in closets & 2 full size baths. 1st Floor Bedroom with 1/2 bath! Bright kitchen w/breakfast nook, large private patio & gorgeous entry/living room area for savy investor
Confidential Remarks: TENANTS - Please call agent 858-232-4783 or occupant 760-815-4012 at least 4-6 hours prior to showing. Lockbox has code - call agent or owner to get the code - thx!

Rooms Information

Living Room: 14x16	Dining Room: 10x10	Family Room: 0	Kitchen: 10x10	Extra Room: 0
Master Bed: 14x14	Bedroom 2: 14x14	Bedroom 3: 10x10	Bedroom 4: 0	

Additional Information

Parking: 2+ Spaces	Patio: Slab
Security: Gated Community	Spa: N/K
Boat Facilities: N/K	Telecom: Cable
Frontage: N/K	Laundry: Closet
Irrigation: Sprinklers	Lot Size: Common Interest
Complex Features: N/K	
Equipment: Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator, Washer/Dryer	

Financing

Terms: Conventional, Cal Vet, 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: 225/Monthly			
HOF Includes: Cable/TV Services, Common Area Maintenance, Gated Community, Insurance, Sewer, Trash Pickup, Water			

Office and Showing Instructions

Occupant: TENANTS - CALL 1ST	Occupant Phone: 760-815-4012	Show Instruct: CALL AGENT	Lock Box: Yes
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: Yes
CBB% 2.5 and CBB\$	Subject to Court/Lender Approval: N/A		

Sold Information

Off Market Date:	Close of Escrow:	Expire Date: 12/31/2007	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

MLS#: 076055405

Media
#1 - www.searchahome.com/...

Type
Link

Description (if available)





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Support: helpdesk@sandicor.com

SupplementsMLS #: 076055405 Address: [4514 Dawson Ave](#)

This property is an outstanding 2 story townhome featuring an exceptional corner lot location (close to SDSU), spacious 3 Bedroom 2.5 Bath floorplan, and tons of amenities - It is an investor's dream with the size, location and proximity to San Diego State University (SDSU). Nicely upgraded 3 Bedroom/2.5 full bath condo/corner location offering two upstairs master bedroom suites plus a downstairs bedroom/den with two full sized baths and a half bath downstairs, upstairs laundry closet with included full size washer/dryer, interior paint with contemporary colors, remodeled kitchen, like new carpet, very peaceful and quiet corner lot, and private patio. Large family room/dining area off kitchen and lower level has half bath and bedroom downstairs. Won't stay on market long and move in ready! Excellent for college students, family, investors & makes a great rental, etc. Call listing agent prior to showings, due to tenants in property and fax all offers.

Prepared by: [Paul Richter](#)

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