



Detached Status: **Active** LP: **\$499,000**
 Sales
 MLS #: **130058474** Price:
 APN: **643-641-14-00** Ownership: **Fee Simple** List Date: **11/02/2013** MT: **37**
 AMT **37**
 Address: **1654 Hillsborough St**
 City: **Chula Vista, CA**
 Bedrooms: **4** Full Baths: **2** Possession: **Close of Escrow**
 Optional BR: Half Baths: **1** Unit#/Space#:
 Total BR: **4** Total Baths: **3** Zip: **91913** MapCode **1331E2**
 Est.SqFt: **2,407** Zoning: **1** Community: **CHULA VISTA**
 Year Built: **2004** Pets: **Allowed** Complex/Park:
 Age Restrictions: **N/K** w/Restrictions Cross Streets: **Windchime**
 Sign on Property: **Y** Jurisdiction: Water District: **OWD**
 School District: **SWEETWATERUNH**

Media Link Virtual Tour 1

Lot Size: **4,000-7,499 SF**
Acres:

REMARKS AND SHOWING INFO

Gorgeous home in Otay Ranch, ready move in, with new wood stairs, laminate/tile floor. Low maintenance backyard with new concrete and synthetic grass. Double door master bedroom and bath with walk-in closet, high ceiling in living room, extra room downstairs being used as office. Central AC/heat. Low HOA fee. Not Reo or Short Sale. Can close fast. Will respond to offer within 3 days.

Directions to Property: **GPS**
Mandatory Remarks: , **None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$45.00/Month** Paid: **Monthly**
 HO Fees Include: **Common Area Maintenance**
 Other Fees: **\$0.00** Paid: Other Fees Type:
 CFD/Mello Roos **\$317.00/Month** Paid: **Semi-Annually** Est % of Owner Occupancy:
 Total Monthly Fees: **\$362.00** Terms: **Cash, Conventional, FHA, VA**
 Assessments:

SITE FEATURES

Approx # of Acres: Approx Lot Sq Ft: 4696 Approx Lot Dim: Lot Size: 4,000-7,499 SF Lot Size Source: City/County Records Water: Meter on Property Sewer/Septic: Sewer Connected Irrigation: Sprinklers Telecom: Residential Unit Loc: Detached Units In Complex: Animal Designator Code: Miscellaneous:	View: Topography: Level Boat Facilities: Frontage Length: Frontage: Land Use Code: Add'l Land Use: Site: Prop Restrictions: CC&R's Structures: Complex Features:	Parking Garage: Attached Parking Garage Spaces: 2 Parking Non-Garage: Driveway Parking Non-Garaged Spaces: 2 Total Parking Spaces: 4 Parking for RV: Fencing: Full
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+ Curbs Appeal

- BACK YARD FACES
BUSY STREET

- KITCHEN + BATHS = STOCK



Detached Status: **Active** LP: **\$449,900 - \$499,900**
 Sales
 MLS #: **130058797** Price:
 APN: **642-650-33-00** Ownership: **Fee Simple** List Date: **11/05/2013** MT: **34**
 AMT **34**
 Address: **1725 Valley Bend St**
 City: **Chula Vista, CA**
 Bedrooms: **3** Full Baths: **2** Possession:
 Optional BR: **1** Half Baths: **1** Unit#/Space#:
 Total BR: **4** Total Baths: **3** Zip: **91913** MapCode **1311D7**
 Est. SqFt: **2,116** Zoning:
 Year Built: **2002** Pets:
 Age Restrictions: **N/K** Community: **CHULA VISTA**
 Sign on Property: Cross Streets: **Corral View**
 Jurisdiction:
 Water District:
 School District:

[Media Link](#) [Virtual Tour 1](#)

Lot Size: **4,000-7,499 SF**
 Acres:

REMARKS AND SHOWING INFO

WONDERFUL OTAY RANCH BEAUTY!!!! SHOWS LIKE A MODEL! TRAVERTINE FLOORS THROUGHOUT- NEWER NEUTRAL CARPET- DESIGNER PAINT COLORS- AWESOME FLOORPLAN- THREE BEDROOM + RETREAT (SELLER WILL CONVERT TO 4TH BEDROOM WITH THE RIGHT OFFER) NICE LARGE SIZED BACKYARD PERFECT FOR FAMILY FUN! GORGEOUS NEWER UPGRADED KITCHEN FEATURES STAINLESS STEEL APPLIANCES AND GLEAMING GRANITE- LOWER HOA AND MELLO-ROOS FEES- CLOSE TO ALL SHOPPING, RESTAURANTS, AND TRANSPORTATION!! EASY TO SHOW.

Directions to Property:

Mandatory Remarks: **Seller will entertain offers between \$449900 - \$499900, None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$73.00/Month** Paid: **Monthly**
 HO Fees Include: **Common Area Maintenance**

Other Fees: **\$0.00** Paid: Other Fees Type:
 CFD/Mello Roos **\$165.00/Month** Paid: **Monthly** Est % of Owner Occupancy:
 Total Monthly Fees: **\$238.00** Terms: **Cash, Conventional, FHA, VA**
 Assessments:

SITE FEATURES

Approx # of Acres:	View:	Parking Garage: Attached
Approx Lot Sq Ft: 4594	Topography: Level	Parking Garage Spaces: 2
Approx Lot Dim:	Boat Facilities:	Parking Non-Garage:
Lot Size: 4,000-7,499 SF	Frontage Length:	Parking Non-Garaged Spaces:
Lot Size Source: Assessor Record	Frontage:	Total Parking Spaces:
Water: Meter on Property	Land Use Code:	Parking for RV:
Sewer/Septic: Sewer Connected	Add'l Land Use:	Fencing: Partial
Irrigation:	Site:	
Telecom:	Prop Restrictions: CC&R's	
Residential Unit Loc: Detached	Structures:	
Units In Complex:	Complex Features:	
Animal Designator Code:		
Miscellaneous:		

+ WARM, INVITING ARCHWAYS THROUGHOUT HOME!
+ KITCHEN UPGRADED w/ ISLAND!
+ BACKYARD = ENTERTAINING
+ MASTER INCLUDES SEATING AREA



Detached Status: **Active** LP: **\$478,000 - \$495,000**
 Sales
 MLS #: **130056524** Price:
 APN: **643-280-23-00** Ownership: **Fee Simple** List Date: **10/22/2013** MT: **48**
 AMT **48**
 Address: **1042 Forest Hill Pl**
 City: **Chula Vista, CA** Possession: **Close of Escrow**
 Bedrooms: **3** Full Baths: **2** Unit#/Space#:
 Optional BR: **1** Half Baths: **1** Zip: **91913** MapCode **1311E5**
 Total BR: **4** Total Baths: **3** Community: **CHULA VISTA**
 Est.SqFt: **1,803** Zoning: **R1** Neighborhood: **OTAY RANCH**
 Year Built: **2001** Pets: **Yes** Complex/Park:
 Age Restrictions: **N/K** Cross Streets: **Carizon Creek**
 Sign on Property: **Y** Jurisdiction:
 Water District:
 School District: **SWEETWATERUNH**

[Media Link](#) [Virtual Tour 1](#)

Lot Size: **4,000-7,499 SF**
 Acres:

REMARKS AND SHOWING INFO

Price Reduction!! Traditional Sale!!! Great home on a corner lot in a double Cul-de-Sac!! Large living dining combo. Upgrade tile in entryway. Kitchen open up to family room, with fireplace, beautiful maple cabinets and walk in pantry. Master bedroom has a large walk-in closet. All bedrooms feature top of the line closet organizer. Loft upstairs, could be converted to a 4th Bedroom. Backyard is landscaped. Concrete patio. Close to freeway and shopping center

Directions to Property: **E on Otay Lake .Ron Santa Paula.L on Grass Valley. L on Canizon Creek. -Foorest Hill Pl.**

Mandatory Remarks: **Seller will entertain offers between \$478000 - \$495000, None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$100.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance, Gated Community**

Other Fees: **\$0.00** Paid:

Other Fees Type:

CFD/Mello Roos **\$204.00/Month**

Paid: **Monthly**

Est % of Owner Occupancy:

Total Monthly Fees: **\$304.00**

Terms: **Cash, Conventional, FHA**

Assessments:

SITE FEATURES

Approx # of Acres:

View:

Parking Garage: **Attached**

Approx Lot Sq Ft: **4446**

Topography: **Level**

Parking Garage Spaces: **2**

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage: **Driveway**

Lot Size: **4,000-7,499 SF**

Frontage Length:

Parking Non-Garaged Spaces: **2**

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces: **4**

Water: **Meter on Property**

Land Use Code:

Parking for RV:

Sewer/Septic: **Sewer Available**

Add'l Land Use:

Fencing: **Cross Fencing**

Irrigation:

Site: **Corner Lot, Cul-De-Sac**

Telecom:

Prop Restrictions: **CC&R's**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:

+ HUGE FRONT ROOM - SEPERATE FROM OTHER LIVING SPACE = PORCH
+ WALK-IN PANTRY OFF KITCHEN



Detached
 Status: **Active**
 Sales
 Price:
 Ownership: **Other/Remarks**
 LP: **\$465,000 - \$485,000**
 Orig.Price: **\$485,000**
 List Date: **12/02/2013**
 MT: **7**
 AMT: **7**

MLS #: **130062598**
 APN: **640-222-33-00**
 Address: **826 E J St**
 City: **Chula Vista, CA**
 Bedrooms: **4**
 Optional BR:
 Total BR: **4**
 Est.SqFt: **2,294**
 Year Built: **1985**
 Age Restrictions: **N/K**
 Sign on Property: **Y**

Full Baths: **2**
 Half Baths: **1**
 Total Baths: **3**
 Zoning: **R-1**
 Pets: **Yes**

Possession:
 Unit#/Space#:
 Zip: **91910** MapCode **1310J7**
 Community: **CHULA VISTA**
 Neighborhood: **Rancho Del Rey**
 Complex/Park:
 Cross Streets: **Redbud Rd.**
 Jurisdiction:
 Water District: **SWA**
 School District: **SWEETWATERUNH**

Media Link Virtual Tour 1

Lot Size: **4,000-7,499 SF**
 Acres: **0.139**

REMARKS AND SHOWING INFO

Traditional sale in the great community of Rancho Del Rey. Upscale, Eco -friendly home that features: Solar panels that reduce utility bills, rainwater irrigation option, deluxe entertainment patio, high ceilings, new laminate floors and granite countertops. Centrally located next to Sunridge Park, restaurants, shopping, schools and 805 freeway. Professionally landscaped and maintained. Enjoy no HOA's or Mello Roos fees. This property shows true pride of ownership and it's a must see unit!

Directions to Property: 805 South, exit east H st, right on Paseo del Rey, left on east J st.

Mandatory Remarks: Seller will entertain offers between \$465000 - \$485000, None Known

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00** Paid:
 HO Fees Include:
 Other Fees: **\$0.00** Paid:
 CFD/Mello Roos **\$0.00**
 Total Monthly Fees: **\$0.00**
 Assessments:
 Other Fees Type:
 Paid: Est % of Owner Occupancy:
 Terms: **Conventional, FHA, VA, Cash**

SITE FEATURES

Approx # of Acres: **0.139**
 Approx Lot Sq Ft: **6054**
 Approx Lot Dim:
 Lot Size: **4,000-7,499 SF**
 Lot Size Source: **City/County Records**
 Water: **Meter on Property**
 Sewer/Septic: **Sewer Connected**
 Irrigation: **Sprinklers, Other/Remarks**
 Telecom:
 Residential Unit Loc: **Detached**
 Units In Complex:
 Animal Designator Code:
 Miscellaneous:
 View:
 Topography: **Level**
 Boat Facilities:
 Frontage Length:
 Frontage:
 Land Use Code:
 Add'l Land Use: **N/K**
 Site:
 Prop Restrictions: **None Known**
 Structures:
 Complex Features:
 Parking Garage: **Attached**
 Parking Garage Spaces: **2**
 Parking Non-Garage: **Driveway**
 Parking Non-Garaged Spaces: **2**
 Total Parking Spaces: **4**
 Parking for RV: **None Known**
 Fencing: **Full**

+ FRONT BAY
 WINDOWS
 - OLD, ALUMINUM
 WINDOW FRAMES

+ BACK YARD!!! OUTDOOR
 KITCHEN; FIREPLACE,
 SEATING.
 + SOLAR PANELS = LEASE PAID!
 + CURB APPEAL!!