

Agent Full Listing Report

**SF Detached** Status: Active LP: \$ 525,000 - \$540,000 REF #: 1  
 MLS #: **076014747** Listing Type: **Exclusive Agency (A)** OLP: \$ 540,000  
 Address: **5153 Aberdeen Street** Subdivision: **Clairemont**  
 City: **San Diego** Zip: **92117 - 1408**  
 Cross Street: **LIMERICK** Community: **CLAIREMONT**  
 Map Code: **1228H7** Market Time: **0** AMT: **0**

List Date: 2/21/2007

**General Information**

Bedrooms: <b>3</b>	View: <b>N/K</b>
Optional BR:	Exterior: <b>Stucco</b>
Baths: <b>1</b>	Floors: <b>Hardwood</b>
Est SqFt: <b>1,162</b>	Heat: <b>Forced Air</b>
Year Built: <b>1960</b>	Cooling: <b>Central Forced Air</b>
Stories: <b>1 Story</b>	Pool: <b>N/K</b>
Lot SqFt: <b>6,600</b>	Lot Size: <b>Up to &amp; Inc .25 Acres</b>
Source of SqFt: <b>Appraisal</b>	Sewer: <b>Sewer Connected</b>
Ownership: <b>Other/Remarks</b>	School District: <b>N/A</b>
Roof: <b>Composition</b>	Age Restriction: <b>N/K</b>
Acres:	Water: <b>Meter on Property</b>
Zoning: <b>R1</b>	Topography: <b>Level</b>
APN: <b>355-301-07-00</b>	Pets: <b>More than 1 Pet Allowed, No Size or Other Restrictions</b>
Fireplace: <b>Other/Remarks</b>	

**Remarks**

AMAZING NEWLY REMODELED HOME, MUST SHOW. COMPLETE REMODEL, GREAT LOCATION IN CUL-DE-SAC IN CLAIREMONT. NEWER STAINLESS STEEL APPLIANCES, HARDWOOD FLOORS, GRANITE COUNTERTOPS, SURROUND SOUND, CENTRAL HEATING, SLATE IN BATHROOM, AND KITCHEN FLOOR.

**Confidential Remarks:** CALL FAISAL AT 858-775-0987. OWNER AGENT. SPECIAL FINANCING TERMS AVAILABLE

**Rooms Information**

Living Room: <b>18X3</b>	Dining Room: <b>10X8</b>	Family Room: <b>0</b>	Kitchen: <b>18X13</b>	Extra Room: <b>0</b>
Master Bed: <b>14X9</b>	Bedroom 2: <b>13X9</b>	Bedroom 3: <b>13X9</b>	Bedroom 4: <b>0</b>	Bedroom 5: <b>0</b>

**Additional Features**

Add Land Use: <b>N/K</b>	Parking: <b>Converted</b>
Boat Facilities: <b>N/K</b>	Security: <b>N/K</b>
Guest House: <b>N/K</b>	Patio: <b>N/K</b>
Frontage: <b>Other/Remarks</b>	Spa: <b>Yes</b>
Laundry: <b>Closet</b>	Telecom: <b>Cable</b>
Irrigation: <b>Below Ground</b>	
Complex Features: <b>Spa/Hot Tub</b>	
Equipment: <b>Dishwasher</b>	

Expiration Date: 5/31/2007

**Financing**

Terms: <b>N/K</b>	Assessments: <b>N/K</b>	
Total Loan Bal: \$	Mello-Roos: <b>\$0/N/K</b>	Other Fee: <b>\$0/N/K</b>
1st Trust Deed:	1st Interest:	2nd Trust Deed:
1st Loan Type: <b>N/K</b>	1st Assumable:	2nd Loan type: <b>N/K</b>
H.O. Fee: <b>0/N/K</b>		2nd Interest:
HOF Includes: <b>N/K</b>		2nd Assumable:

**Office and Showing Instructions**

Occupant: <b>FAISAL SUBLABAN</b>	Occupant Phone: <b>8587750987</b>	Show Instruct: <b>CALL 2ND</b>	Lock Box: <b>No</b>
List Agent: <b>Anton A. Ewing</b>	Agent Phone: <b>(858) 259-0989</b>	Ad'l Phone #: <b>(760) 815-7535</b>	2nd Agent:
List Office: <b>Dacha Real Estate, Inc</b>	Office Phone: <b>(858) 832-1912</b>	Broker #: <b>66596</b>	
Email: <b>Click here to email agent</b>	Fax: <b>(760) 269-3107</b>	Pager:	CVR: <b>No</b>
CBB% <b>2.5</b> and CBB\$	Subject to Court/Lender Approval: <b>N/A</b>		

**Sold Information**

Off Market Date:	Close of Escrow:	Expire Date: <b>5/31/2007</b>	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

Prepared by: **Anton A. Ewing**

Information is believed to be reliable, but not guaranteed.  
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