



**All Other Attached**  
 MLS#: **090015128**  
 APN: **226-210-84-20**  
 Listing Type: ER  
 CBB\$:  
 Court/Lndr Apprvl Needed: Y  
 Address: **1425 N BROADWAY # D**  
 City: **ESCONDIDO, CA**  
 Bedrooms: **2**  
 Full Baths: **2**  
 Est Sq.Ft.: **900**  
 Community: **NORTH ESCONDII**  
 Complex/Park: **SOMMERSET WOODS**  
 Water District:  
 Age Restrictions: **N/K**  
 Cross Streets: **EL NORTE HWY**  
 Prop Mgmt Co:

Status: **Pending**  
 SP:  
 MT: **117**  
 AMT: **46**  
 CBB%: **3.00**  
 CVR: **N**  
 Possession:  
 ZIP: **92026**  
 Optional Bedrooms:  
 Half Baths: **0**  
 Year Built: **1973**  
 Neighborhood: **NORTH ESCONDIDO**  
 Jurisdiction:  
 School District:  
 Pets:  
 Sign on Property:  
 Prop Mgmt Ph:

LP: **\$119,900**  
 Orig. Price: **\$119,900**  
 List Date: **03/11/2009**  
 Ownership: **Condominium**  
 Unit #/Space#: **D**  
 MAPCD: **1109H7**  
 Total Bedrooms: **2**  
 Total Baths: **2**  
 Zoning:

**Media: 4**  
 EO: **N** Lot Size: **0 (Common)**  
 LS: **N** Acres: **Interest**

ROOM DIMENSIONS		FEATURES	
Living Room: <b>18X12</b>	Master BR: <b>14X10</b>	Stories: <b>1 Story</b>	SqFt Source: <b>Assessor Record</b>
Dining Room: <b>0X0</b>	Bedroom 2: <b>10X10</b>	Fireplaces:	Sub Floors:
Family Room: <b>0X0</b>	Bedroom 3: <b>0X0</b>	Fireplace Location:	
Kitchen: <b>14X12</b>	Bedroom 4: <b>0X0</b>	Interior Walls:	
Breakfast Area: <b>0X0</b>	Bedroom 5: <b>0X0</b>	Floor Coverings:	
Extra Room 1: <b>0X0</b>	Extra Room 3: <b>0X0</b>	Cooling: <b>Central Forced Air</b>	
Extra Room 2: <b>0X0</b>		Heating: <b>Other/Remarks</b>	
		Parking Garage Spaces: <b>1</b>	
		Parking Garage Description: <b>Detached</b>	
		Pool: <b>Below Ground, Community/Common</b>	
		Spa:	
		View:	

Approximate Living Space:

#### FEES, ASSESSMENTS, AND TERMS

H.O. Fees: **\$150.00/Month**  
 Other Fees: **\$0.00**  
 CFD/Mello Roos: **\$0.00**  
 Total Monthly Fees: **\$150.00**  
 HOA: **0**  
 HOA Phone: **000-000-0000**  
 Est. % of Owner Occupancy:  
 Terms:

Paid: **Monthly**  
 Paid:  
 Paid:

HO Fees Include: **Common Area Maintenance, Exterior (Landscaping), Exterior Bldg Maintenance, Limited Insurance**

Assessments:  
 Other Fees Type:

#### REMARKS AND SHOWING INFO

BEAUTIFUL PARK-LIKE COMMUNITY OF SOMMERSET WOODS. GREAT 2 BEDROOM, 2 BATH HOME FEATURES TOP OF THE LINE FINISHES THROUGHOUT - GRANITE COUNTERS, CUSTOM CABINETS, STAINLESS STEEL APPLIANCES, UPGRADED LIGHT FIXTURES & SO MUCH MORE! PRIVATE BACK YARD W/ DETACHED GARAGE. COMMUNITY INCLUDES POOL/SPA, DOG PARK, CLUBHOUSE AND SO MUCH MORE TO KEEP YOU ENTERTAINED. SHORT SALE, SUBJECT TO LENDER APPROVAL. BUYER TO VERIFY ALL PRIOR TO COE.

**Confidential Remarks: TENANT OCCUPIED - PLEASE CALL 2ND AGENT NEELY WITH QUESTIONS. NO SHOWINGS UNTIL OFFER IS SUBMITTED. ANY COMMISSION TO BE SPLIT 50/50. PLEASE SUBMIT ALL OFFERS TO [PUGHTEAMOFFERS@CENTURY21AWARD.COM](mailto:PUGHTEAMOFFERS@CENTURY21AWARD.COM).**

Showing Instructions: **SEE RMKS.**  
 Occupied: **Tenant** Occupant Name: **CLA** Occupant Phone: **858-467-4727** Lockbox: **Y**  
 Mandatory Remarks: **Offer accepted pending lender approval of Short Sale**

#### LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Ruth Pugh (612653)** Agent Phone: **(858) 467-4727** Additional Phone: **(619) 977-7884**  
 2nd Agent: **Neely Weir (633359)** 2nd Agent Phone: **(858) 467-4727** 2nd Add'l Phone: **(619) 838-6338**  
 Listing Office: **Century 21 Award** Office Phone: **(619) 593-4300** Broker Office ID: **64911**  
 EMail: **neely@century21award.com** Fax: **(858) 467-4728** Pager:

#### SOLD INFORMATION

Off Market Date: **07/06/2009** Close of Escrow Date:  
 Selling Agent: Selling Agent Phone:  
 Selling Office: Selling Office Phone:  
 Financing:  
 Concessions: Expiration Date:  
 Sales Price:  
 Selling Office Broker ID: