



Media: 24

Walkscore:



EO: N Lot Size: 4,000-7,499 SF

LS: N Acres:

All Other Attached

MLS #: 110037301

APN: 169-342-14-00

Listing Type: **Exclusive Right (R)**

CBB\$:

Address: **4732 Galicia Wy**

City: **Oceanside, CA**

Bedrooms: 2

Optional BR:

Total BR: 2

Est.SqFt: 1,880

Wtr Dist:

Age Restrictions: **55 and Up**

Pets: **Allowed w/Restrictions**

Sign on Property: Y

Status: **Active**

Sales

Price:

Ownership: **PUD, Fee Simple**

Full Baths: 2

Half Baths: 0

Total Baths: 2

Year Built: 1985

Schl Dist:

LP: \$475,000

Orig.Price: \$475,000

List Date: 06/28/2011

Court/Lndr Apprvl Needed: N

Possession: **Close of Escrow**

Unit#/Space#:

Zip: 92056 MapCode: 1107E5

Community: **OCEANSIDE**

Neighborhood: **Ocean Hills**

Complex/Park: **Ocean Hills Country Club**

Jurisdiction:

Cross Streets: **Cannon**

Zoning:

Prop.Mgmt.Co:

Prop.Mgmt.Phn:

MT: 0

AMT: 0

REMARKS AND SHOWING INFO

Special home, entrance like a secret garden, bricked, vine covered fence to upgrded large rooms, lots of light by large windows and skylights, windows look out of evergreen gardens brick patio and panoramic views. Remodeled atrium into den area with an eating bar window into kitchen and dining area looking out on patio and view. Top of the line stainless appliances, custom wood cabinetry w/roller work station. Master bath upgraded to include a jacuzzi tub, custom stall shower, double sinks, tile flooring

Confidential Remarks: **Flooring wood and tile. Take care of flooring when showing. Custom deco glass enclosure shower. Closet remodeled into bonus room for storage, computer, extra work space, etc.Large wall closet.Den= builtin computer, TV, Music Sations.**

Directions: **5 or 15 to 78 to Melrose to R on Cannon end on left.**

Showing Instructions: **Lockbox is on entrance light. Take care of wood flooring. Lockup.**

Lock Box: **Y / Sentrilock**

Occupied: **Vacant** Occupant: 0

Occupant Phone:

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Marlene Marion (110883)**

Agent Phone: **(760) 639-1977**

Add'l Phone: **(760) 519-3644**

2nd Agent:

2nd Agt Phone:

2nd Add'l Phone:

Listing Office: **Realty Executives REALTORS**

Office Phone: **(760) 758-5800**

Broker Office ID: **14553**

Email: **martimarion@gmail.com**

Fax: **(760) 639-2822**

Pager:

SOLD INFORMATION

Off Market Date:

Close of Escrow:

Financing:

Selling Agent #:

Selling Agent Name:

SA Phone:

Sale Price:

Selling Office #:

Selling Agent Office:

SO Phone:

Exp Date: **05/31/2012**

Concessions:

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$431.00/Month**

Paid: **Monthly**

HO Fees Include: **Cable/TV Services, Exterior Bldg Maintenance, Gated Community, Roof Maintenance, Other/Remarks, Common Area Maintenance**

Other Fees: **\$0.00**

Paid:

CFD/Mello Roos: **\$0.00**

Paid:

Total Monthly Fees: **\$431.00**

Assessments:

HOA: **PCM**

HOA Phone: **760-758-7080**

Est % of Owner Occupancy:

Other Fees Type:

Terms: **Cash, Conventional**

ROOM DIMENSIONS

Living Room: **19x18** Master BR: **13x17**
 Dining Room: **8x11** Bedroom 2: **13x11**
 Family Room: **22x9** Bedroom 3:
 Kitchen: **10x8** Bedroom 4:
 Breakfast Area: Bedroom 5:
 Extra Room 1: Extra Room 3:
 Extra Room 2:

INTERIOR FEATURES

Stories: **1 Story** Approx Living Space: **1,500 to 1,999 SqFt**
 Interior Walls: **Drywall** Source of Square Feet: **Assessor Record**
 Sub Flooring: Fireplace(s): **1**
 Floor Coverings: **Laminate, Tile, Wood** Fireplace Location: **FP in Living Room**

Searchable Rooms: **Bedroom(s) Entry Level, Bonus Room, Breakfast Area, Den, Dining Area, MBR Entry Level, Office, Other/Remarks**

BUILDING, COMPLEX AND EXTERIOR FEATURES

Stories in Bldg: **1** Units in Bldg: **2** Bldg Entry Level: **1** Entry Level Unit: **1** Elevator: **N** 3 Stairs/Steps to Entry: **N**
 Architectural Style: **Mediterranean/Spanish** Condo Flat Style: **Patio/Garden** Exclusive Use Yard: **Y**
 Construction: **Built on Site** Exterior: **Stucco** Roof: **Tile/Clay**
 Pool: **Community/Common** Pool Heat: **Solar**
 Spa: **Community/Common, Private w/Pool** Spa Heat: **Solar**
 Cooling: **Central Forced Air** Water Heater Type: **Gas** Guest House:
 Heat Equipment:
Fireplace, Forced Air Unit
 Heat Source: **Natural Gas** Laundry Location: **Garage, Laundry Room**
 Laundry Utilities: **Electric, Gas**
 Patio: **Brick, Enclosed**
 Security: **Gated Community, On Site Guard**
 Equipment: **Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Water Filtration**

SITE FEATURES

Approx # of Acres: Water: **Meter on Property** Parking Garage: **Attached**
 Approx Lot Sq Ft: Sewer/Septic: **Sewer Connected** Parking Garage Spaces: **2**
 Approx Lot Dim: Parking Non Garage: **Driveway**
 Lot Size: **4,000-7,499 SF** Parking Non Garage Spaces: **2**
 Units in Complex: **1633** Total Parking Spaces: **4**
 Land Use Code: Parking for RV: **Complex Park, Enclosed, Gated, Hook-ups**
 Animal Designator Code: Res Unit Loc: **No Unit Above** Telecom: **Cable (coaxial)**
 Frontage Length: Lot Size Source: **Assessor Record**
 Fencing: **Full, Gate** Boat Facilities:
 Irrigation: **Automatic, Sprinklers** Add'l Land Use:
 Topography: **Level** Frontage:

View: **Evening Lights, Golf Course, Greenbelt, Panoramic, Parklike**
 Prop Restriction: **CC&R's**
 Structures:
 Site:
 Complex Features: **Clubhouse/Rec Room, Concierge, Exercise Room, Gated Community, Golf, On-Site Guard, Pet Restrictions, Pool, Recreation Area, Spa/Hot Tub, Tennis Courts**
 Miscellaneous:

SUPPLEMENTAL REMARKS

One Sopecial Home = upgraded large rooms, lots of light w/large windows & skylights. Views from inside look out on evergreen gardens, bricked glass enclosed patio & panoramic views of recreational area, pool, etc. Neat location = no one can look in but lots to look at from location. Atrium remodeled into large area for office,den,family room, w/counter window into kitchen & dining area & view. Repiped, replaced furnace.