

PENDING
ACT 5/5

725-749

SOLD 755,000



SF Detached Status: **Active** LP: ~~\$ 775,000~~ - ~~\$849,876~~ REF #: 1
 MLS #: 056017823 OLP: \$ 849,876
 Media: 6
 Listing Type: **Exclusive Right (R)**
 Address: **9404 ABIENTO PL.**
 Subdivision: **MT. HELIX**
 City: **LA MESA** Zip: **91941-**
 Cross Street: **TROPICO** Community: **MOUNT HELIX**
 Map Code: **1271C3 MT: 3** AMT: 2 LD: 3/18/2005
 Directions To Property :

General Information

Bedrooms: 4	View: Mountains/Hills
Optional BR:	Exterior: Stucco
Baths: 2	Floors: Slab, Other/Remarks
Est SqFt: 1,866	Heat: Forced Air
Year Built: 1976	Cooling: Central Forced Air
Stories: 1 Story	Pool: Below Ground, Private, Yes, Other/Remarks
Lot SqFt: 11,761	Lot Size: More than .25 Up to & Inc .50 Acres
Source of SqFt: Assessor Record	Sewer: Sewer Connected
Ownership: Fee Simple	School District:
Roof: Other/Remarks	Age Restriction: N/K
Acres: 0.27	Water: Meter on Property
Zoning: R1	Topography: Level
APN: 500-320-23-00	Pets: Yes
Fireplace: FP in Living Room, Yes	

Remarks

BEAUTIFULLY REMODELED THROUGHOUT, SINGLE LEVEL HOME LOCATED AT END OF PRIVATE ROAD. LARGE GRANITE KITCHEN W/BREAKFAST AREA OPENS TO FAMILY RM W/SLIDING GLASS DOORS TO PRIVATE BACKYARD W/SOLAR HEATED POOL & PLAY AREA. ALL NEW VINYL DUAL PANED WINDOWS, RECESSED LIGHTING, SLATE TILE ROOF, 3 CAR GAR (1 BAY CONVERTED TO OFFICE).

Confidential Remarks: DOG 'MOLLY' IN BACKYARD VERY NICE. PLEASE DO NOT LET OUT!

Rooms Information

Living Room: 19X16	Dining Room: 11X10	Family Room: 13X13	Kitchen: 18X10	Extra Room: 0
Master Bed: 16X12	Bedroom 2: 12X10	Bedroom 3: 12X10	Bedroom 4: 12X10	Bedroom 5:

Additional Features

Add Land Use: N/K	Parking: 2+ Spaces, 3 Car Garage, Attached, RV Parking Avail, Other/Remarks
Boat Facilities: N/K	Security: Eqpt Owned
Guest House: N/K	Patio: Slab, Other/Remarks
Frontage: N/K	Spa: N/K
Laundry: Garage	Telecom: Cable
Irrigation: Sprinklers	
Complex Features: N/K	
Equipment: Dishwasher, Disposal, Garage Door Opener, Pool/Spa Equipment, Range/Oven, Solar Panels	

Financing

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

Office and Showing Instructions

Occupant: M/M YOUNGKIN	Occupant Phone: 303-7717	Show Instruct: CALL 1ST	Lock Box: Yes
List Agent: Paul Hahn	Agent Phone: (619) 579-9200	Adt'l Phone #:	2nd Agent: SARAH CUMMINS 318-0000
List Office: Prudential California Realty	Office Phone: (619) 589-8600	Broker #: 62995	
Email: paulandsarahprucal@hotmail.com	Fax: (619) 589-8644	Pager:	CVR: No
CBB% 3 and CBB\$	Subject to Court/Lender Approval: N/A		

Sold Information

Off Market Date:	Close of Escrow:	Sold Price: \$
Financing:		

Information is believed to be reliable, but not guaranteed.