

**Property Detail Report**



Property Information for: **3123 Pine Ln**  
 Priced between: and **\$365,000**  
 OLP/Sold Price: **\$365,000 / \$358,000**  
 List Type/Subj to Cr/Lndr: **Exclusive Right (R) / N**  
 Property Type: **Residential**  
 City: **Spring Valley** Zip Code: **91978**  
 Complex/Park/MAPCD: **/ 1292C1**  
 Cross Street(s): **Highway 94**  
 Status / MT / AMT: **Sold / 9 / 8**  
 MLS #: **100018945**  
 LD / OMD / COE: **03/29/2010 / 04/06/2010 / 05/25/2010**  
 Assessors Parcel #: **596-231-09-00**

**General Information**

Beds: <b>3</b>	Opt: Totl: <b>3</b>	Master Bed: <b>12x16</b>	View: <b>Mountains/Hills, Valley/Canyon</b>
FullBth: <b>2</b>	Half: <b>0</b> TotlBth: <b>2</b>	Bed Rm 2: <b>11x12</b>	Exterior: <b>Wood/Stucco</b>
Sq Ft: <b>1,470</b>		Bed Rm 3: <b>12x13</b>	Floors:
SF Source: <b>Assessor Record</b>		Bed Rm 4:	Heat: <b>Forced Air Unit</b>
Year Blt: <b>1963</b>		Bed Rm 5:	Cooling: <b>Central Forced Air</b>
Stories: <b>1 Story</b>		Kitchen: <b>11x20</b>	Pool: <b>N/K</b>
Lot SqFt: <b>27,443</b>		BrkFst Ar:	Lot Size: <b>.5 to 1 AC</b>
LotSz Src: <b>Assessor Record</b>		Dining Rm: <b>11x16</b>	Sewer: <b>Septic Installed</b>
Ownership: <b>Fee Simple</b>		Living Rm: <b>16x20</b>	School District: <b>Grossmont Union High</b>
Roof: <b>Composition</b>		Family Rm: <b>0x0</b>	Age Restriction: <b>N/K</b>
Acres: <b>0.63</b>		Extra Room 1:	Water: <b>Meter on Property</b>
Zoning:		Extra Room 2:	Topography: <b>Level</b>
Style: <b>Detached</b>		Extra Room 3:	Pets: <b>Yes</b>
Site:			Fireplace: <b>FP in Living Room</b>

*- Same Area*  
*- Not as Nice*  
*· Curb Appeal*  
*- Sold \$358K*  
*- Smaller House*  
*- No View*

Directions: **Private road off Highway 94**

**Long time owner with pride of ownership. Many recent upgrades and improvements. Large lot with fruit trees, RV parking, newer roof and much more. Please see remarks for more.....**

Remarks:

Mandatory: **None Known**

Add Land Use:	Security:	Garage: <b>2</b>
Boat Facilities:	Patio:	Non Grg:
Guest House:	Spa:	Non Grg Typ:
Frontage:	Telecom:	Tot Prk:
Laundry: <b>Garage</b>	Irrigation:	RV Parking: <b>On-Site Parking</b>
Terms: <b>Cash, Conventional</b>	Mello Roos: <b>\$0</b>	Assessments:
H.O.A.:	H.O. Fee: <b>\$0</b>	Other Fees: <b>\$0</b>
H.O.A. Phone:	HOF Includes:	Type of Fee:
	HOF Paid:	Tot Mnth Fee: <b>\$0</b>

Equipment: **Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator**

Conf-Rmks: **Contact agent two for any questions**

Occupant: <b>Mr. James</b>	Occ. Phone: <b>619-669-0812</b>	Subj. to Court/Lender Approv: <b>N</b>	Lockbox: <b>Y.Sentrilock</b>
List Agent: <b>602063 Susan D. Marshall</b>		Phone: <b>(858) 449-2444</b>	Addl Ph#:
List Office: <b>61044 Prudential California Realty</b>		Phone: <b>(858) 487-3520</b>	
E-Mail: <b>susan@susanmarshall.com</b>		Fax: <b>(858) 487-0102</b>	
CBB%: <b>3.00</b>	and CBB\$:	Show Instr: <b>Please call first</b>	

**Property Detail Report**



Property Information for: **3217 Star Acres**  
 Priced between: and **↓ \$325,000**  
 OLP/Sold Price: **\$375,000 / \$340,000**  
 List Type/Subj to Crt/Lndr: **Exclusive Right (R) / Y**  
 Property Type: **Residential**  
 City: **Spring Valley** Zip Code: **91978**  
 Complex/Park/MAPCD: **/ 1272B7**  
 Cross Street(s): **Jamul Drive**  
 Status / MT / AMT: **Sold / 178 / 178**  
 MLS #: **090042880**  
 LD / OMD / COE: **07/28/2009 / 03/23/2010 / 03/23/2010**  
 Assessors Parcel #: **596-210-22-00**

*No View*

**General Information**

Bed: <b>4</b>	Opt: Totl: <b>4</b>	Master Bed: <b>16x14</b>	View: <b>Mountains/Hills, Other/Remarks, Panoramic</b>
FullBth: <b>2</b>	Half: <b>0</b> TotBth: <b>2</b>	Bed Rm 2: <b>11x12</b>	Exterior: <b>Wood/Stucco</b>
Sq Ft: <b>1,654</b>		Bed Rm 3: <b>11x12</b>	Floors:
SF Source: <b>Assessor Record</b>		Bed Rm 4: <b>00</b>	Heat: <b>Fireplace</b>
Year Blt: <b>1958</b>		Bed Rm 5:	Cooling: <b>Central Forced Air</b>
Stories: <b>1 Story</b>		Kitchen: <b>29x11</b>	Pool: <b>N/K</b>
Lot SqFt:		BrkFst Ar: <b>combo</b>	Lot Size: <b>.25 to .5 AC</b>
LotSz Src: <b>Assessor Record</b>		Dining Rm: <b>combo</b>	Sewer: <b>Septic Installed</b>
Ownership: <b>Fee Simple</b>		Living Rm: <b>20x22</b>	School District:
Roof: <b>Tile/Clay</b>		Family Rm: <b>00</b>	Age Restriction: <b>N/K</b>
Acres:		Extra Room 1: <b>11x15</b>	Water: <b>Meter on Property</b>
Zoning: <b>r1</b>		Extra Room 2:	Topography: <b>Level, Rolling</b>
Style: <b>Detached</b>		Extra Room 3:	Pets:
Site:			Fireplace:

*- Same Neighborhood*  
*- Small Lot \**  
*- corner Lot*  
*- Ugly house*  
*- Sold \$340K*  
*= Short Sale*

Directions: **TAKE CAMPO RD LEFT ON JAMUL DRIVE LEFT ON STAR ACRES ON THE RIGHT SIDE**

Remarks: **LOCATED IN SPRING VALLEY AT THE ENTRANCE TO JAMUL, CLOSE TO SCHOOLS SHOPPING AND FREEWAYS, SINGLE STORY RANCH WITH ROOM FOR HORSES. CHARMING HOME WITH BRICK FIREPLACE, WOOD FLOORS THROUGH OUT HOME. NEEDS SOME UPDATE! Back on the market. approved shortsale Buyer fell out need conventional offer or FHA ok as is sale 3 BEDROOM 2 BATH LARGE 40X11 COVERED SCREENED PATIO A 11X15 BONUS ROOM /OFFICE SELLER IS MOTIVATED AND READY FOR OFFERS. SUBJECT TO SHORT SALE APPROVAL FROM BANK, call agent for appt.,**

Mandatory: **None Known**

Add Land Use:	Security:	Garage: <b>2</b>
Boat Facilities:	Patio: <b>Enclosed</b>	Non Grg: <b>10</b>
Guest House:	Spa:	Non Grg Typ: <b>Uncovered, Driveway</b>
Frontage:	Telecom:	Tot Prk: <b>12</b>
Laundry: <b>Garage</b>	Irrigation:	RV Parking: <b>On-Site Parking</b>
Terms: <b>Cash, Cal Vet</b>	Mello Roos: <b>\$0</b>	Assessments:
H.O.A.:	H.O. Fee: <b>\$0</b>	Other Fees: <b>\$0</b>
H.O.A. Phone:	HOF Includes:	Type of Fee:
	HOF Paid:	Tot Mnth Fee: <b>\$0</b>

Equipment: **Disposal, Range/Oven**

Conf-Rmks: **SHORT SALE NEEDING APPROVAL OF THE LENDER**

Occupant: <b>Murray</b>	Occ. Phone: <b>619-807-6881</b>	Subj. to Court/Lender Approv: <b>Y</b>	Lockbox: <b>N</b>
List Agent: <b>236731 Blanca Nuno-Field</b>		Phone: <b>(619) 447-4493</b>	Addl Ph#: <b>(619) 807-6881</b>
List Office: <b>25266 Cabrillo Mortgage And Realty S</b>		Phone: <b>(619) 447-4493</b>	
E-Mail: <b>bnunofield@cox.net</b>		Fax: <b>(619) 447-4703</b>	
CBB%: <b>3.00</b>	and CBB\$:	Show Instr: <b>vacant</b>	

# QUIET AND SERENE

VISIT OUR WEBSITE AT [WWW.3184FAIRACRESLANE.COM](http://WWW.3184FAIRACRESLANE.COM)



3184 Fair Acres Lane  
Spring Valley, CA  
91978

Offered at \$479,000

MLS# 100028700

## Everything You Wished For

- 3 Bedrooms, 2 Baths
  - 2004 square feet
  - Fireplace in Family rm
  - Comp Granite counters
  - Hand-scraped floors
  - Open Beam ceilings
  - Two car attached garage
  - Fenced swimming pool
  - 1.1 acres
  - Room for horses
  - RV Parking
  - Lush landscaping
- Lovely home ready for new family. Regular sale and priced to sell in time for cooling off in the pool on those hot summer days...
  - Well-located neighborhood near everything Rancho San Diego has to offer—shopping, movies, restaurants, yet still with the peaceful and quiet country feeling you have been looking for.
  - Custom home with built-ins, vaulted open beam ceilings, and extensive use of natural woods. Spacious kitchen with composite granite counters and built-in appliances. Open, flowing floor plan is perfect when entertaining, and follow the expansive feeling outside to the one + acre lot. You can park your RV and even have horses. Fruit trees, picnic area and room to run around plus a full size built-in swimming pool! Call today for your showing appointment.



**Prudential**  
California Realty

Free Recorded Information 1-800-297-0712 X2191

**RoseAnne Wood**

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