



**Single Family Residence** Status **Active** List Price **\$699,000**  
 MLS # **NDP2302060** Start Showin... Orig Price **\$699,000** DOM **0**  
 APN **2343900200** Close Date Close P... CDOM **0**  
 Addr **315 Idaho** List Date **3/15/2023** Price/SqFT **\$557.42**  
 City, St **Escondido CA PC 92025** Mod Date **3/22/20...**

Beds Total <b>2</b>	Baths Total <b>2</b>	Attached Grg? <b>Yes</b>
Baths 1/2	Baths 3/4	Garage Spaces <b>1.00</b>
Baths 1/4	Baths Full <b>2</b>	Uncovered Spaces <b>10.00</b>
Living Area <b>1254</b>	Year Built <b>1957</b>	Park/Complex

Subdivision  
 Neighborhood  
 Sp Listing Cond **Standard**  
 Listing Agreement **ER**  
 BA Comp **2.50**  
 BA Comp Ty... **PER**  
 Dual Variable Comp? **No**

View **Mountain(s)**  
 Senior Community? **No**  
 Stories Total **1**  
 Levels **One**

**REMARKS AND SHOWING INFO**

CLASSIC ADOBE RANCH WITH OPEN BEAM CEILING THIS HOME IS LOADED WITH CHARM AND APPEAL. PRETTY ENTRY LEADS TO COZY LIVING ROOM WITH FIREPLACE. LOTS OF WINDOWS TO LET IN THE LIGHT. SLIDING DOOR LEADS TO THE ENTERTAINERS DELIGHT BACKYARD. LARGE PATIO, IN GROUND POOL, STEP UP COVERED PATIO WITH LARGE BAR WITH SINK AND SET UP FOR YOUR BBQ. THERE IS ALSO A DRESSING/HALF BATH. THE FRONT YARD IS LARGE WITH ROOM FOR RV, TOYS, OR CHILDREN PLAY EQUIPMENT.

**PRIVATE REMARKS**

**DIRECTIONS**

On Idaho near corner of Juniper, next to church

**SHOWING INSTRUCTIO...**

No showing until Saturday 3/25 at Open House 12-3

Occupant T... **Vacant** Occupant Name Occupant Phone Lock Box Type **SentriLock**

List Agent **Traci Bass - 760-519-7355** List Agent Email: **tracibass@coldwellbanker.com** LA State License **00925902**  
 Co-List Agent **Ryan J Bass - 760-519-2330** List Office **Coldwell Banker Realty - Office: 858-755-0075**  
 Office Broker List Office Corporate LIC# **00616212**

Off Market D... Close Date Close Price Expiration Date **7/31/2023**  
 Buyer Agent BA State Licen...  
 Co-Buyer Ag... CoBA State Lic...  
 Buyer Office BO State Licen...  
 Buyer Financi... Concessions A... Concessions C...

HOA Amenities	Tax Other Annual Assmnt Amt(CFD/Mello -Roos) <b>0.00</b>	Appliances	<b>Listing</b> Cash, Cash To New Loan, <b>Terms</b> Conventional, FHA, VA Loan
	Tax Other Annual Assessment Amount <b>Owner</b>		
	Source		

Total Monthly Fee: **\$0.00**

High School ... **Escondido Union**  
 HOA Fee **\$0**  
 HOA Fee...  
 HOA Name  
 HOA Pho... Ext  
 Zoning **R-1**  
 Land Lease? (... **No**  
 Living Area S... **Assessor**  
 Lot Size Source **Assessor**  
 Lot Size Sqft **2,178.00**  
 Assessments **None**  
 Cooling **High Efficiency, Wall/Window Unit(s)**  
 Fireplace **Living Room**  
 Laundry **Individual Room, Inside**  
 Sewer **Sewer Connected**  
 Community Features **Urban**  
 Pool **Fenced, In Ground**

HOA Fee 2  
 HOA Fee 2 Freq  
 HOA Name 2  
 HOA Phone 2 Ext  
 Other Fees/Month  
 Entry Level  
 Lot Size Area **0.05**  
 Lot Size Acres **0.0500**  
 #Units In Com... **1**



Map data ©2023

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