



**Detached**

MLS #: **100052438**

APN: **536-081-24-00**

Address: **175 G Ave**

City: **Coronado, CA**

Bedrooms: **2**

Optional BR:

Total BR: **2**

Est.SqFt: **1,313**

Year Built: **1954**

Age Restrictions: **N/K**

Sign on Property: **Y**

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

Full Baths: **1**

Half Baths: **0**

Total Baths: **1**

Zoning: **Res**

Pets: **Yes**

LP: **\$1,100,000**

Orig.Price: **\$1,100,000**

List Date: **09/01/2010** MT:

OMD: AMT: **0**

COE:

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92118** MapCode: **1288H5**

Community: **CORONADO VILLAGE**

Neighborhood: **Coronado Village**

Complex/Park:

Cross Streets: **2nd Street**

Jurisdiction: **Incorporated**

Water District: **CAM**

School District: **CORONADOUNIFIED**

Media: **11**

Lot Size: **1-3,999 SF**

Acres:

 [View Live Mortgage Payments](#)

**REMARKS AND SHOWING INFO**

Short sale. Truly a work of art! Lovely Coronado Village home. Rich hardwoods complement this remarkable remodeled Architect's delight. Exquisite custom features throughout. Enjoy the ambiance of Coronado in splendid comfort. Very well-situated near the harbor side of Coronado on the corner of G Ave & 2nd Street. Ipe hardwood exterior decking. Jatoba hardwood kitchen counters. Copper rain gutters. Many thoughtful features throughout.

Directions to Property:

Mandatory Remarks: **None Known**

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: **\$0.00** Paid:

HO Fees Include:

Other Fees: **\$0.00** Paid:

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

Total Monthly Fees: **\$0.00**

Assessments:

Other Fees Type:

Paid:

Est % of Owner Occupancy:

Terms: **Cash, Conventional**

**SITE FEATURES**

Approx # of Acres:

Approx Lot Sq Ft: **3920**

Approx Lot Dim: **50 x 80**

Lot Size: **1-3,999 SF**

Lot Size Source: **Assessor Record**

Water: **Meter on Property**

Sewer/Septic: **Sewer Connected**

Irrigation: **Drip, Sprinklers, Automatic**

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View:

Topography: **Level**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site: **Corner Lot**

Prop Restrictions: **None Known**

Structures:

Complex Features:

Parking Garage:

Parking Garage Spaces: **0**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Partial**

**APPROX ROOM DIMENSIONS**

Living Room:	<b>14x21</b>
Dining Room:	<b>11x12</b>
Family Room:	<b>0</b>
Kitchen:	<b>10x16</b>
Breakfast Area:	
Master BR:	<b>12x15</b>
Bedroom 2:	<b>12x12</b>
Bedroom 3:	
Bedroom 4:	
Bedroom 5:	
Extra Room 1:	
Extra Room 2:	
Extra Room 3:	

**INTERIOR FEATURES**

Stories	Sub-Flooring	Searchable Rooms
<b>1 Story</b>	<b>Wood over Crawlspace</b>	<b>MBR Entry Level</b>
Approx Living Space	Floor Coverings	
<b>1,000 to 1,499 Sq</b>	<b>Wood</b>	
Source of Square Feet		
<b>Assessor Record</b>		
Interior Walls	Fireplaces	
<b>Drywall</b>	<b>1</b>	
	Fireplace Location	
	<b>FP in Living Room</b>	

**BUILDING, COMPLEX AND EXTERIOR FEATURES**

Architectural Style	Elevator	Spa	Water Heater Type
<b>Craftsman/Bungalow</b>			<b>Tankless</b>
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		<b>Gas, Electric</b>
Construction		Security	Laundry Location
<b>Built on Site</b>	Units in Bldg		<b>Closet Stacked</b>
Exterior	Exclusive Use Yard	Cooling	Equipment:
<b>Wood</b>	<b>Y</b>	<b>Attic Fan</b>	<b>Range/Oven</b>
Roof	Patio		
<b>Composition</b>	<b>Deck</b>	Heat Source	
Guest House	Pool	<b>Natural Gas</b>	
	<b>N/K</b>		
Entry Level Unit	Pool Heat	Heat Equipment	
3 Stairs/Steps to Entry		<b>Forced Air Unit</b>	
<b>Y</b>			

**SUPPLEMENTAL REMARKS**

Design based on early 1900 California architecture of Greene and Greene brothers. Interior handsomely adorned with rich Mahogany trim and baseboards. Meticulous craftsmanship. Remarkable thoughtful detail. As per Seller, this unique home was completely renovated with permits and completed in March 2009. County Assessor indicates only one bedroom as permitted plan at City of Coronado Planning shows second bedroom to be a library. Seller believes from neighbors that the original date of construction of home may have been 1954 and not 1980 as indicated in County Assessor records; Buyer should verify. Livable square footage should also be verified by Buyer as it is reflected differently in various records. [Routine note from Listing Agent/Sellers: measurements are estimates from sources deemed reliable, but not guaranteed. Square footages of property have not been verified by Listing Agent/Seller; if this information is important to Buyer, Buyer should investigate and verify. During Buyer inspection period prior to Close of Escrow, Buyer is advised to verify all measurements, MLS information herein, permits, fees, CC&Rs, Preliminary Report of Title and items of Public Record, and conduct a professional inspection of the property.] This is an EQUAL HOUSING OPPORTUNITY.