



All Other Attached
 MLS #: 110057765
 APN: 535-086-21-12
 Address: 330 J St # 210
 City: SAN DIEGO, CA
 Bedrooms: 2
 Optional BR:
 Total BR: 2
 Est.SqFt: 1,022
 Year Built: 2003
 Age Restrictions: N/K
 Sign on Property: Y

Status: **Active**
 Sales
 Price:
 Ownership: **Condominium**
 Full Baths: 2
 Half Baths: 0
 Total Baths: 2
 Zoning:
 Pets: **Allowed w/Restrictions**

LP: **↓ \$395,000**
 Orig.Price: **\$409,000**
 List Date: **10/16/2011** MT: **110**
 OMD: AMT: **110**
 COE:
 Possession:
 Unit#/Space#: **210**
 Zip: **92101** MapCode: **1289A4**
 Community: **SAN DIEGO**
 Neighborhood: **GAS LAMP DISTRICT**
 Complex/Park: **PACIFIC TERRACES**
 Cross Streets: **4th AVE**
 Jurisdiction: **Incorporated**
 Water District:
 School District:

Media: 5

WalkScore: 94

Lot Size: 0 (Common Interest)

Acres:



REMARKS AND SHOWING INFO

Traditional sale in the popular Pacific Terrace conveniently situated between Marina District and the Gaslamp District. Lovely, spacious one-level, two-bedroom, two-bathroom condominium. Great two-car side-by-side parking on the basement P-1 Level [spaces 30 & 31]. In-unit clothes washer and dryer. Granite kitchen counter tops. 1,022 +/- sf of gross livable area. Small balcony overlooking Fourth Avenue. Enclosed patio facing Community Court. Seller is a real estate licensee in Canada.

Directions to Property: **Pacific Terrace on J between 3rd and 4th Avenues**

Mandatory Remarks: **None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$420.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance, Exterior Bldg Maintenance, Gated Community, Hot Water, Limited Insurance, Sewer, Trash Pickup, Water**

Other Fees: **\$0.00** Paid: Other Fees Type: **N/K**

CFD/Mello Roos: **\$0.00** Paid: Est % of Owner Occupancy:

Total Monthly Fees: **\$420.00** Terms: **Cash, Conventional**

Assessments: **N/K**

SITE FEATURES

Approx # of Acres:	View: N/K	Parking Garage: Underground
Approx Lot Sq Ft:	Topography: Level	Parking Garage Spaces: 2
Approx Lot Dim:	Boat Facilities: N/K	Parking Non-Garage:
Lot Size: 0 (Common Interest)	Frontage Length:	Parking Non-Garaged Spaces: 0
Lot Size Source: Assessor Record	Frontage: N/K	Total Parking Spaces: 2
Water: Available	Land Use Code:	Parking for RV:
Sewer/Septic: Sewer Connected	Add'l Land Use:	Fencing: Gate
Irrigation: N/K	Site: Public Street, Sidewalks, Street Paved	
Telecom: Cable (coaxial), Multiple Phones	Prop Restrictions: CC&R's	
Residential Unit Loc:	Structures:	
Units In Complex: 57	Complex Features: BBQ	
Animal Designator Code:		
Miscellaneous: Elevators/Stairclimber		

MLS#: 110057765

330 J St # 210

↓ \$395,000

APPROX ROOM DIMENSIONS

Living Room: **12x16**
 Dining Room: **12x13**
 Family Room: **0**
 Kitchen: **9x10**
 Breakfast Area:
 Master BR: **12x14**
 Bedroom 2: **9x11**
 Bedroom 3: **0**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1: **0**
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
1 Story	Slab other Story	Bedroom(s) Entry Level
Approx Living Space	Floor Coverings	
1,000 to 1,499 Sqf	Carpet, Tile	
Source of Square Feet		
Builders Brochure		
Interior Walls	Fireplaces	
Drywall	0	
	Fireplace Location	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Contemporary	Y	N/K	
Condo Flat Style	Bldg Entry Level 1	Spa Heat	Laundry Utilities
High Rise (5+ Stories)	Stories in Bldg		Electric
Construction	Units in Bldg 57	Security	Laundry Location
Built on Site	Exclusive Use Yard	Gated Community	Closet Stacked
Exterior		Cooling	Equipment:
Stucco	N	Central Forced Air	Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Washer, Dryer
Roof	Patio	Heat Source	
Other/Remarks	Enclosed	Electric	
Guest House	Pool	Heat Equipment	
	N/K	Forced Air Unit	
Entry Level Unit	Pool Heat		
3 Stairs/Steps to Entry			
N			

SUPPLEMENTAL REMARKS

As per builder, this condo has an additional 149 sf entry patio and 65 sf balcony. Building CC&R pet regulations permit one domestic pet up to 100 pounds. [Routine note from Listing Agent: Measurements are estimates from sources deemed reliable, but not guaranteed. Square footage of property has not been verified by Sellers or Listing Agent; 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.