



Residential Rental
MLS#: **090032878**
Ownership: **Fee Simple**

List Status: **Active**
Sold Price:

LP: **\$4,500**
Orig: Price: **\$4,500**
List Date: **06/09/2009**
Date Available:
Unit #/Space#:
Map Code: **1232G3**

MT: **0**
AMT: **0**

Address: **9803 Quail Canyon Rd**
City: **El Cajon, CA** ZIP: **92021**
Bedrooms: **5** Full Baths: **3**
Optional BR: **0** Half Baths: **0**
Total BR: **5** Total Baths: **3**
Est SqFt: **3,455** Year Built: **1989**
Water Dist: School Dist:
Age Restriction: **N/K**
Pets: **Yes**
Sign on Property: **Y**

Community: **EC**
Neighborhood: **Blossom Valley**
Complex/Park:
Jurisdiction: **Unincorporated**
Cross Street: **Ranch Trail Drive**
Zoning: **R-1**
Lot Size: **4+ to 10 AC**
Acres:

Media: 7

REMARKS AND SHOWING INFO

Only! 25 easy driving minutes to downtown San Diego. Fully furnished four bedrooms, office, bonus room, separate living and dining. Hardwood flooring downstairs. Remarkable lake view. Owner is listing agent. Owner will pay for landscape maintenance and 1st \$150 of monthly water.

Directions To Property:

Mandatory Remarks: **None Known**

RENTAL TERMS

Lease Required: **Yes** Lease to Own: **N** Furnished: **Y** Smokers OK: **N**
Security Deposit: **\$9,000**

Tenant Pays **Cable TV Electricity Gas Hot Water Sewer Trash Water**

Move In Requirements: **1 Month Rent Cashiers Check/Money Order Credit Report Key Deposit Pet Deposit Security Deposit**

INTERIOR FEATURES

Stories: **2 Story**
Interior Walls: **Drywall**

Approx. Living Space: **3,000 to 3,999 SqFt**
Source of SqFt: **Assessor Record**

Sub-Flooring: **Slab on Grade**

Fireplace(s): **3**
Fireplace Location: **FP in Family Room, FP in Living Room, FP in Master BR**

Floor Coverings: **Carpet, Wood, Tile**

Searchable Rooms: **Bedroom(s) Entry Level, Breakfast Area, Den, Dining Room, Family Room**

BUILDING, COMPLEX, AND EXTERIOR FEATURES

Bldg Entry Level: 1	Entry Level Unit: 1	3 Stairs/Steps to Entry: N
Architectural Style: Tudor/French Normandy	Condo/Flat Style:	Exclusive Use Yard: Y
Elevator: N	Exterior: Stucco	Roof: Tile/Clay
Pool: N/K	Pool Heat: None Known	Guest House: N/K
	Spa: N/K	
	Spa Heat: None Known	
Cooling: Central Forced Air	Heat Source: Natural Gas	Remodel Date:
	Heat Equipment: Fireplace, Forced Air Unit	Security: N/K
Laundry Utilities: Electric, Gas	Patio: Covered, Slab	
Laundry Location: Laundry Room		

SITE FEATURES

Approx Lot Dim:	Water: Meter on Property, Available	Parking Garage Spaces: 3
Lot Size: 4+ to 10 AC		Parking Garage: Attached
Boat Facilities: N/K		
Animal Designator Code:	Sewer/Septic: Septic Installed	Parking Non-Garage Spaces: 4
Fencing: N/K		Parking Non-Garage: Uncovered
Irrigation: Automatic		
	Residential Unit Loc: Detached	Parking for RV: Potential Space
Topography: Slope Gentle	Frontage Length: 300	
	Frontage: N/K	Telecom: Cable (coaxial)
View: Panoramic, Lake/River	Land Use Code: Res	
	Add'l Land Use: N/K	
Prop Restrictions: CC&R's	Complex Features: N/K	
Site: Public Street		
Miscellaneous: Horse Trails, Horse Allowed		

SUPPLEMENTAL REMARKS

Owners are real estate licensees. Listing Agent is an owner. Pets dogs subject to an additional \$1,500 pet deposit. No cats. [Note: tenants must have 680+ FICO scores and no history of collections, defaults or litigations. Tenants to provide evidence of renter's insurance for their personal property and additional liability coverage of \$250,000.]