



Media: 12  
 Lot Size: 0 (Common Interest)  
 Acres: Interest

**All Other Attached**

MLS #: 086037838  
 APN: 999-999-99-99  
 Address: [325 7Th Avenue # 1201](#)  
 City: San Diego, CA  
 Bedrooms: 2  
 Optional BR:  
 Total BR: 2  
 Est.SqFt: 1,234  
 Year Built: 2007  
 Age Restrictions: N/K  
 Sign on Property: N

Status: **Active**  
 Sales  
 Price:  
 Ownership: **Condominium**  
 Full Baths: 2  
 Half Baths: 0  
 Total Baths: 2  
 Zoning: R  
 Pets: **Yes**

LP: \$845,000  
 Orig.Price: \$845,000  
 List Date: 05/22/2008  
 MT: 111  
 AMT: 111  
 Possession: **Close of Escrow**  
 Unit#/Space#: 1201  
 Zip: 92101 MapCode: 1289B4  
 Community: **SAN DIEGO**  
 Neighborhood: **Ballpark District**  
 Complex/Park: **The Legend**  
 Cross Streets: **K Street**  
 Jurisdiction: **Incorporated**  
 Water District: **CSD**  
 School District:

**REMARKS AND SHOWING INFO**

Turn-key corner unit. Includes all appliances and basic furniture. Terrific 12th floor north-east corner unit with views into the San Diego Padre's baseball stadium. Great layout. Oversize master bedroom with sitting area. Legend has it all: fun-filled 7th floor community roof deck w/fire pits, bar-b-ques to watch the ballgames from. Large pool, jacuzzi, gym, sauna. 24/7 manned security.

Directions to Property:

Mandatory Remarks: **None Known**

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: \$850.00/Year Paid: N/K  
 HO Fees Include: **Common Area Maintenance, Gas, Gated Community, Hot Water, Limited Insurance, Sewer, Trash Pickup, Water**  
 Other Fees: \$0.00 Paid: N/K Other Fees Type: N/K  
 CDF/Mello Roos: \$0.00 Paid: N/K Est % of Owner Occupancy:  
 Total Monthly Fees: Terms: **Cash, Conventional**  
 Assessments: **Yes/Remarks**

**SITE FEATURES**

Approx # of Acres:	View: <b>Greenbelt, Panoramic</b>	Parking Garage: <b>Gated</b>
Approx Lot Sq Ft:	Topography: <b>Level</b>	Parking Garage Spaces: <b>1</b>
Approx Lot Dim:	Boat Facilities: <b>N/K</b>	Parking Non-Garage: <b>Underground</b>
Lot Size: <b>0 (Common Interest)</b>	Frontage Length: <b>0</b>	Parking Non-Garaged Spaces: <b>1</b>
Lot Size Source: <b>Assessor Record</b>	Frontage: <b>Other/Remarks</b>	Total Parking Spaces: <b>1</b>
Water: <b>N</b>	Land Use Code: <b>0</b>	Parking for RV: <b>None Known</b>
Sewer/Septic: <b>Sewer Connected</b>	Add'l Land Use: <b>N/K</b>	Fencing: <b>N/K</b>
Irrigation: <b>N/K</b>	Site: <b>Curbs, Public Street, Sidewalks, Street Paved</b>	
Telecom: <b>Cable (coaxial), Multiple Phones, (</b>	Prop Restrictions: <b>CC&amp;R's</b>	
Residential Unit Loc: <b>End Unit</b>	Structures: <b>None Known</b>	
Units In Complex: <b>178</b>	Complex Features: <b>BBQ, Clubhouse/Rec Room, Exercise Room, Pool, Recreation Area, Sauna, Spa/Hot Tub</b>	
Animal Designator Code:		
Miscellaneous: <b>Value in Land</b>		

**APPROX ROOM DIMENSIONS**

Living Room:	<b>13x12</b>
Dining Room:	<b>13x9</b>
Family Room:	<b>0</b>
Kitchen:	<b>10x8</b>
Breakfast Area:	<b>0x0</b>
Master BR:	<b>15x13</b>
Bedroom 2:	<b>12x10</b>
Bedroom 3:	<b>0</b>
Bedroom 4:	<b>0</b>
Bedroom 5:	
Extra Room 1:	<b>0</b>
Extra Room 2:	<b>0x0</b>
Extra Room 3:	<b>0x0</b>

**INTERIOR FEATURES**

Stories	Sub-Flooring	Searchable Rooms
<b>1 Story</b>	<b>Slab on Grade, Wood ove</b>	<b>Bedroom(s) Entry Level</b>
Approx Living Space	Floor Coverings	<b>MBR Entry Level</b>
<b>1,000 to 1,499 Sq</b>	<b>Wood</b>	
Source of Square Feet		
<b>Builders Brochure</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>Contemporary</b>	<b>Y</b>	<b>N/K</b>	<b>Other/Remarks</b>
Condo Flat Style	Bldg Entry Level <b>1</b>	Spa Heat	Laundry Utilities
<b>High Rise (5+ Stories)</b>	Stories in Bldg		<b>Gas, Electric</b>
Construction	<b>23</b>	Security	Laundry Location
<b>Built on Site</b>	Units in Bldg <b>178</b>	<b>Closed Circuit TV, Gated Co</b>	<b>Laundry Room</b>
Exterior	Exclusive Use Yard	Cooling	Equipment which Transfers
<b>Block, Brick</b>		<b>Central Forced Air, Heat Pump(s)</b>	<b>Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Washer</b>
Roof	Patio	Heat Source	
<b>Rock/Gravel</b>	<b>Balcony</b>	<b>Electric</b>	
Guest House	Pool	Heat Equipment	
<b>N/K</b>	<b>Below Ground, Community/Com</b>	<b>Forced Air Unit</b>	
Entry Level Unit	Pool Heat		
3 Stairs/Steps to Entry	<b>Electric</b>		

**MANUFACTURED/MOBILE HOME OPTIONS**

Length x Width:	Make:	Configuration:	Space#: <b>1201</b>
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1: <b>0</b>	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Lic #5:
Dept.of Housing #1:	DOH #2:	DOH #3:	Ser #4:
		DOH #4:	DOH #5:

**SUPPLEMENTAL REMARKS**

[Routine note from Listing Agent: measurements are estimates from sources deemed reliable, but not guaranteed; 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.