



All Other Attached

MLS #: **110066648**
APN: **535-563-37-09**

Address: **325 7th Ave # 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: **\$675,000**

Orig.Price: **\$675,000**

List Date: **12/13/2011** MT:

OMD: AMT: **0**

COE:

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:

Media: **14**

WalkScore: **97**

Lot Size: **0 (Common Interest)**

Acres:



REMARKS AND SHOWING INFO

Traditional sale. Terrific layout with pop outs in both spacious bedrooms. Northeast corner. Bedroom sitting area has nice view of Park at the Park and the ballpark. Enjoy the great facilities at the popular Legend, including remarkable seventh floor roof deck w/large lounge, fire pits, bar-b-que & expansive outdoor terrace overlooking the Petco baseball stadium. Gym, sauna & swimming pool on second level. Unit fireplace was relocated making for big improvement in the living area. Furniture negotiable.

Directions to Property:

Mandatory Remarks: **None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$867.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance, Gas, 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: **\$867.00**

Terms: **Cash, Conventional**

Assessments: **Yes/Remarks**

SITE FEATURES

Approx # of Acres:

View: **Greenbelt, Panoramic**

Parking Garage: **Gated**

Approx Lot Sq Ft:

Topography: **Level**

Parking Garage Spaces: **1**

Approx Lot Dim:

Boat Facilities: **N/K**

Parking Non-Garage: **Underground**

Lot Size: **0 (Common Interest)**

Frontage Length: **0**

Parking Non-Garaged Spaces: **1**

Lot Size Source: **Assessor Record**

Frontage: **Other/Remarks**

Total Parking Spaces: **2**

Water: **N**

Land Use Code: **0**

Parking for RV: **None Known**

Sewer/Septic: **Sewer Connected**

Add'l Land Use: **N/K**

Fencing: **N/K**

Irrigation: **N/K**

Site: **Curbs, Public Street, Sidewalks, Street Paved**

Telecom: **Cable (coaxial), Multiple Phones, Oth**

Prop Restrictions: **CC&R's**

Residential Unit Loc: **End Unit**

Structures: **None Known**

Units In Complex: **178**

Complex Features: **BBQ, Clubhouse/Rec Room, Exercise Room, Pool, Recreation Area, Sauna, Spa/Hot Tub**

Animal Designator Code:

Miscellaneous:

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325 7th Ave # 1201

\$675,000

APPROX ROOM DIMENSIONS

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

INTERIOR FEATURES

Stories 1 Story	Sub-Flooring Slab on Grade	Searchable Rooms Bedroom(s) Entry Level
Approx Living Space 1,000 to 1,499 SqF	Floor Coverings Wood	MBR Entry Level
Source of Square Feet Builders Brochure	Fireplaces 1	
Interior Walls Drywall	Fireplace Location FP in Living Room	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style Contemporary	Elevator Y	Spa N/K	Water Heater Type Other/Remarks
Condo Flat Style High Rise (5+ Stories)	Bldg Entry Level 1	Spa Heat	Laundry Utilities Gas, Electric
Construction Built on Site	Stories in Bldg 23	Security Closed Circuit TV, Gated Com	Laundry Location Laundry Room
Exterior Block, Brick	Units in Bldg 178	Cooling Central Forced Air, Heat Pump(s)	Equipment: Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Washer, Dryer
Roof Rock/Gravel	Exclusive Use Yard	Heat Source Electric	
Guest House N/K	Patio Balcony	Heat Equipment Forced Air Unit	
Entry Level Unit	Pool Below Ground, Community/Commo		
3 Stairs/Steps to Entry	Pool Heat Electric		

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.