

**James Frangella** | DRE#: 01062212

Broker - James Frangella Real Estate  
Coastal Property Specialist

Office: 831.521.2099

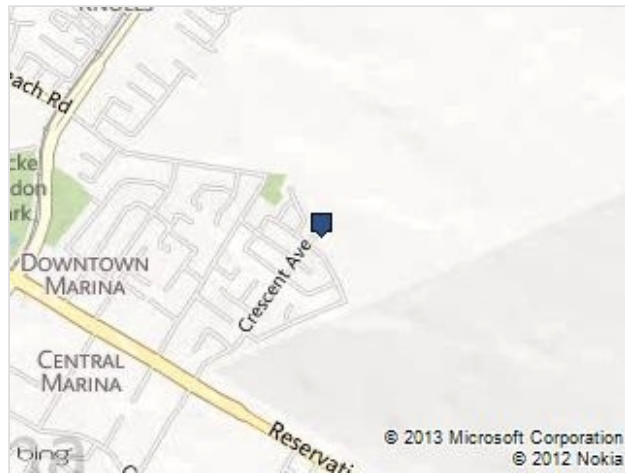
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## Residential Agent Full



### General Property Information

3238 CRESCENT AVENUE, Marina 93933		Status:	Active	MLS #:	81312064
Class:	Single Family Residential	Orig Price:	\$439,000	List:	04/14/2013
Area:	Monterey Bay Estates (85)	List Price:	\$439,000	Original:	04/14/2013
County:	MONTEREY COUNTY			Sale:	
Complex:				COE:	
Beds:	3	Baths:	3 (2/1)	Expires:	07/15/2013
Approx SqFt:	1,799 (Assessor)			Off Mrkt:	
Approx Lot:	6,619 Sqft (Assessor)			DOM:	4
Built/Age:	1989 (Assessor)/24			Green doc:	No
Parcel #:	032-541-021			Walk Score:	<a href="#">42</a>
Zone:	R1	Unit/Bldg:	--/--	Trnsf Tx:	
Unincorp:	No	CityLimits:	Yes	Cur Rent:	
Tract:	MBE 1102	Builder:			
MLS City:	Marina/Former Fort Ord				
List Info:	Not Applicable / Not Disclosed				
Comm:	2.5% Standard				
List Agree:	Exclusive Right to Sell(ER), Limited Service				
Remarks:	Monterey Bay Estates is one of the most desirable neighborhoods in Marina built only 24 years ago & the homes still have plenty of life. Especially this one with fresh paint, new carpets & new heating furnace. Great quiet location at the end of Crescent Ave. Watch the hawks soar over the open grass lands of the old Armstrong Ranch. No alarm clock or sleeping in, songbirds will wake you right up!				
Private:	<b>All offers must be submitted via email as separate PDF. Need RPA, PAL(or whatever) &amp; POF. That's three separate files. Don't even think of sending any more. I don't care what your broker wants or what your office policy is! :) However, I'll bend my rule for certain agents. Click <a href="#">HERE</a> to see if you're on my A list. Go to <a href="http://www.jackrealestate.biz">www.jackrealestate.biz</a> for available disclosures &amp; reports. 2 offers a/o 4/17</b>				
<u>Map</u>	<u>Management Info</u>	<u>Schools/Districts</u>			
X-street:	Quebrada del Ma	Elem:	/Monterey Peninsula Unified		
Barclay:	HOA Fee:	Middle:	Los Arboles Middle		
Thomas:	1095/C5	High:	/Monterey Peninsula Unified		
Direct:	From Reservation Road turn north on Crescent Avenue and go all the way to the end. The house is on the right hand side.				
<u>Showing Information:</u>	<u>Tour Infomation</u>				
Owner:	Slama & Campbell	Tour 1:	04/17/2013	Assoc 1:	MCAR - Monterey
Add'l Owner:		Tour 2:		Assoc 2:	
Occupy By:	Vacant	Original:	04/17/2013		
Instruction:	Go Direct, Supra iBox Bluetooth	Remarks:	Special \$pring \$uprise Hunt! Finders Keepers!		

### Openhouse

Date: 4/20/2013    Time: 1:00 PM-4:00 PM    Host: Janeen Reavis

Public Remarks:  
If nearly new is what you like, then you need to see this one real soon!

### Features

Amenities: Double Pane Windows, Gas Hookup in Kitchen, Gas Hookup in Laundry Area, Gas Water Heater, High Ceilings, 220 Volts in Laundry Area, Cable TV Available  
Bathroom: , 1 Shower over Tub, 1 Stall Shower, 2 or More Tubs  
Bedroom: 1 Master Bedroom Suite

Cooling: No Cooling  
 Heating: Central Forced Air Heat, Gas Heat  
 Fam Room: Separate Family Room  
 Form Din: Separate Dining Room  
 Inform Din: Breakfast Bar, Eat in Kitchen  
 Fireplace: Fireplace in Living Room, Wood Burning  
 Fireplace, Gas Starter in Fireplace  
 Flooring: Tile, Wall to Wall Carpeting, Linoleum or Vinyl  
 Pool Optns:  
 Special: Roof: Tile Roof  
 Style: Spanish Sewer: Sewer in & Connected  
 Stories: 2 Stories Spa/Sauna:  
 Type: Detached Single Family Water: City/Public Water  
 View: Neighborhood View Yard/Grnd: Patio  
 Energy Feat: Low-Flow Shower Head(s), Low-Flow Toilet(s)  
 Insulation: Insulation Unknown  
 List Incl: 1 Dishwasher, Free Standing Range/Oven, Microwave Oven  
 Oth/Addl: Laundry Area - Inside

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**Financial Information**

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1st Loan: No First Loan  
 2nd Loan:  
 3rd Loan:  
 New Terms: FHA Possible, All Cash or Conventional, VA Possible  
 Total Loan: Csh Assm:  
 Mnthly Pay: Possession: Possession COE

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**Documents and Disclosures**

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Documents: Preliminary Title Report, CC&Rs  
 Hazard: Flood Zone-See Report, Fault Zone-See Report  
 Special: , No Home Warranty  
 Link: [www.jamesfrangella.com/crescent](http://www.jamesfrangella.com/crescent)

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**Contact Information**

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List Agent: [James Frangella](#) Pref Ph: 831-521-2099 Pref Fax: 831-887-3817  
 LA DRE(s): 01062212 Email: [jamesfrangella@gmail.com](mailto:jamesfrangella@gmail.com)  
 List Office: [JACK Real Estate](#) Office Ph: 831-521-2099 Office Fax: 831-887-3817

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**Property History**

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<u>MLS #</u>	<u>Change Date</u>	<u>Type</u>	<u>Old Value</u>	<u>New Value</u>	<u>Broker Code</u>	<u>List / Sell Office</u>
<a href="#">81312064</a>	04/14/2013	Status		A	JCKRE.1	JACK Real Estate
<a href="#">81312064</a>	04/14/2013	List \$		\$439,000	JCKRE.1	JACK Real Estate

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**Additional Photos**

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The above information is deemed to be accurate but not guaranteed.