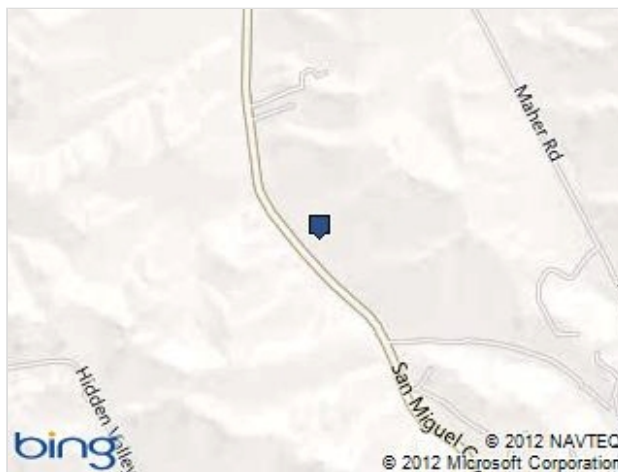


Residential Agent Full



General Property Information

1343 SAN MIGUEL CANYON ROAD, Royal Oaks 95076	Status: Sold	MLS #: 81229234
Class: Single Family Residential	Orig Price: \$279,000	List: 08/04/2012
Area: Prunedale/ Elkhorn/ Moss Landing (57)	List Price: \$279,000	Original: 08/04/2012
County: MONTEREY COUNTY	Sale Price: \$275,000	Sale: 08/04/2012
Complex:	LOEscrow: 75	COE: 10/18/2012
Beds: 2 Baths: 2 (2/0)	FinType:	Expires: 11/04/2012
Approx SqFt: 1,012 (Assessor)	Federal Housing Administrati	DOM: 0
Approx Lot: 43,560 Sqft (Assessor)		Green doc: No
Built/Age: 1940(Assessor)/72		Walk Score: 0
Parcel #: 127-331-012		Trnsf Tx: No
Zone: Rural Unit/Bldg: --/--		Cur Rent:
Unincorp: Yes CityLimits: No	Builder:	
Tract:		
MLS City: North Monterey County		
List Info: Not Applicable / Not Disclosed		
Comm: 2.5% Standard		
List Agree: Exclusive Right to Sell(ER), Limited Service		
Remarks: Charming ranch bungalow on 1/2 acre located in Royal Oaks. Same owners for over 30 years & their meticulous upkeep is evident as you cruise through the interior. Finishing touches include clavo accents in wood flooring, adobe brick patio & two high efficiency wood-burning stoves. Wait until you see the out buildings! Plenty of storage & the larger one is the perfect workshop or ??		
Private: Straight sale. No fuss & no mess. Buyers can move in as soon as they can close. Submit POF, EMD, PreApproval & offer to jamesfrangella@gmail.com as separate PDF files. Please go to www.jamesfrangella.com/sanmiguelcanyon for disclosures, etc. Real address is 1351 San Miguel Canyon Rd. County records should be corrected by now. Lockbox removed. Whew! We are so done!!		

<u>Map</u>	<u>Management Info</u>	<u>Schools/Districts</u>
X-street: Hamby	HOA Fee:	Elem: /North Monterey County Unified
Barclay:	HOA Nm:	Middle:
Thomas: 1036/E4	HOA Ph:	High: /North Monterey County Unified

<u>Showing Information:</u>	<u>Tour Infomation</u>
Owner: RICHWINE, TERRANCE A & DEBORAH A	Tour 1: Assoc 1:
Add'l Owner:	Tour 2: Assoc 2:
Occupy By: Vacant Phone:	Original:
Instruction: No Keysafe, Call Listing Agent	Remarks:

Features

Amenities: Electric Water Heater, 220 Volts in Laundry Area	Exterior: Wood Exterior
Bathroom: , 1 Shower over Tub, 1 Stall Shower, 1 Tub	Foundation: Concrete Perimeter
Bedroom: 1 Master Bedroom Suite	Garage/Pk: Off Street Parking
Cooling: No Cooling	Horse:
Heating: Baseboard Heat, Heat-See Fireplace, Electric Heat	Lot Desc:
Fam Room: No Family Room	Pool Desc:
Form Din: No Formal Dining Area	Pool Optns:
Inform Din: Eat in Kitchen	Roof: Shingle Roof, Composition Roof
Fireplace: Fireplace in Living Room, Fireplace in Other Location, Wood Stove	Sewer: Septic
Flooring: Area Carpeting, Tile, Wood (Commercial)	Spa/Sauna:
Special:	Water: Shared Well
Style: Cottage/Bungalow	Yard/Grnd: Patio
Stories: 1 Story	
Type: Detached Single Family	
View: Neiaighborhood View	

List Incl: Free Standing Range/Oven, Self Cleaning Oven, Window Coverings
Oth/Addl: Laundry Area - Inside, Extra Storage, Workshop

Financial Information

1st Loan: Conventional Loan
2nd Loan:
3rd Loan:
New Terms: FHA Possible, All Cash or Conventional
Total Loan: Csh Assm:
Mnthly Pay: Possession: Possession COE

Documents and Disclosures

Documents:
Hazard: Flood Zone-See Report, Fault Zone-See Report
Special:
Link: www.jamesfrangella.com/sanmiguelcanyon

Contact Information

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

Property History

Click Arrow for Property History

Additional Photos

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