



Media: 12 - VT: www.northcountry  
 Lot Size: 1+ to 2 AC  
 Acres: 1.06

**Detached** Status: **Active** LP: **\$929,000**  
 MLS #: **080047765** Sales Price: **\$929,000**  
 APN: **124-398-03-00** Ownership: **Fee Simple** List Date: **07/07/2008** MT: **0**  
 Address: **3670 Genista** Possession: **Close of Escrow**  
 City: **Fallbrook, CA** Unit#/Space#:   
 Bedrooms: **2** Full Baths: **2** Zip: **92028** MapCode: **1048C3**  
 Optional BR: **1** Half Baths: **1** Community: **FALLBROOK**  
 Total BR: **3** Total Baths: **3** Neighborhood: **Sycamore Ranch**  
 Est.SqFt: **2,600** Zoning:  Complex/Park: **Sycamore Ranch**  
 Year Built: **2000** Pets:  Cross Streets: **Knottwood Way**  
 Age Restrictions: **N/K** Sign on Property:  Jurisdiction: **Unincorporated**  
 Water District: **RBM**  
 School District: **Fallbrook**

**REMARKS AND SHOWING INFO**

THIS PRISTINE HOME IS A 10 ON THE 6TH HOLE OF THE GOLF CLUB OF CA W/ GOLF COURSE & MOUNTAIN VIEWS. SHOWS LIKE A MODEL WITH \$ 156,000 OF UPGRADES, INCLUDING OUTDOOR SPA AND PITCH AND PUTTING GREEN, PRIVACY, HIGH CEILINGS, GOURMET KITCHEN, LOW MAINTENANCE LANDSCAPING. VERDE GRANITE COVERS ALL KITCHEN COUNTERS AND FULL BACKSPLASH. JENN-AIRE APPLIANCES ROUND OUT THE KITCHEN. THE FP IN THE FAMILY ROOM IS MARBLE FACED. THE FLOORING IS PORCELAIN TILE AND UPGRADED NEUTRAL CARPET. OPEN FLOOR PLAN. CROWN MOLDINGS.

Directions to Property: **Knottwood Way to Genista Pl**

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: **\$0.00** Paid:  
 HO Fees Include:

Other Fees: **\$0.00** Paid: Other Fees Type:  
 CDF/Mello Roos: **\$0.00** Paid: Est % of Owner Occupancy:  
 Total Monthly Fees: **\$0.00** Terms:  
 Assessments:

**SITE FEATURES**

Approx # of Acres: **1.06** View: **Evening Lights, Golf Course, Mountains/Hills, P** Parking Garage: **Attached**  
 Approx Lot Sq Ft: Topography: **Level, Slope Gentle** Parking Garage Spaces: **3**  
 Approx Lot Dim: Boat Facilities: Parking Non-Garage:  
 Lot Size: **1+ to 2 AC** Frontage Length: Parking Non-Garaged Spaces:  
 Lot Size Source: **Assessor Record** Frontage: **Golf Course** Total Parking Spaces:  
 Water: **Meter on Property** Land Use Code: Parking for RV: **On-Site Parking, Poter**  
 Sewer/Septic: **Sewer Connected** Add'l Land Use: Fencing: **Partial**  
 Irrigation: **Automatic, Drip, Sprinklers** Site: **Cul-De-Sac, Curbs**  
 Telecom: **Satellite Dish, Multiple Phones** Prop Restrictions: **CC&R's, Open Space**  
 Residential Unit Loc: **Detached** Structures:  
 Units In Complex: Complex Features:  
 Animal Designator Code:  
 Miscellaneous:

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Prepared by: Stephen Rosenbaum

Monday, July 07, 2008 01:17 PM

MLS #: 080047765 Address: 3670 Genista

**APPROX ROOM DIMENSIONS**

Living Room: **16X14**  
 Dining Room: **17X9**  
 Family Room: **19X15**  
 Kitchen: **21X11**  
 Breakfast Area:  
 Master BR: **29X12**  
 Bedroom 2: **12X12**  
 Bedroom 3:  
 Bedroom 4:  
 Bedroom 5:  
 Extra Room 1: **14X12**  
 Extra Room 2:  
 Extra Room 3:

Stories  
**1 Story**  
 Approx Living Space  
**2,500 to 2,999 SqF**  
 Source of Square Feet  
**Assessor Record**  
 Interior Walls  
**Drywall**

**INTERIOR FEATURES**

Sub-Flooring  
 Floor Coverings  
**Carpet, Tile**  
 Fireplaces  
**1**  
 Fireplace Location  
**FP in Family Room**

Searchable Rooms  
**Bedroom(s) Entry Level**  
**Breakfast Area**  
**Den**  
**Dining Area**  
**Dining Room**  
**Family Room**  
**Great Room**  
**Master Retreat**  
**MBR Entry Level**  
**Office**  
**Optional Bedrooms**

**BUILDING, COMPLEX AND EXTERIOR FEATURES**

Architectural Style  
**Mediterranean/Spanish**  
 Condo Flat Style  
 Construction  
**Built on Site**  
 Exterior  
**Stucco**  
 Roof  
**Tile/Clay**  
 Guest House  
 Entry Level Unit  
 3 Stairs/Steps to Entry  
**N**

Elevator  
 Bldg Entry Level  
 Stories in Bldg  
 Units in Bldg  
 Exclusive Use Yard  
 Patio  
**Covered**  
 Pool  
**N/K**  
 Pool Heat

Spa  
**Private Portable, Yes**  
 Spa Heat  
**Electric**  
 Security  
**Eqpt Owned**  
 Cooling  
**Central Forced Air**  
 Heat Source  
**Natural Gas**  
 Heat Equipment  
**Forced Air Unit, Fireplace**

Water Heater Type  
**Gas**  
 Laundry Utilities  
**Gas**  
 Laundry Location  
**Laundry Room**  
 Equipment which Transfers  
**Dishwasher, Disposal, Garage Door Opener, Microwave, Pool/Spa/Equipment, Range/Oven, Refrigerator, Vacuum/Central**

**MANUFACTURED/MOBILE HOME OPTIONS**

Lenght x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Tax Rolls:
Axles:	Skirting:	HCD433 Rec:	
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:

**SUPPLEMENTAL REMARKS**

THIS IS A 4 BEDROOM HOME THAT WAS BUILT AS 2 BEDROOMS PLUS A LIBRARY. IF A 3RD BEDROOM IS NEEDED,IT IS BUILT TO CONVERT THE LIBRARY TO A 3RD BEDROOM.

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Monday, July 07, 2008 01:21 PM