

Frank Ehrhardt
Single Family Residence Detached



Residential RES Closed Sale
Westpark (WP)
Orange County (OR)

Sun, Jul 25, 2010 05:45 PM
[43 Santa Comba](#) Irvine (IR)
Zip 92606-8899
XSTS Paseo Westpark and Harvard

Ref: 1
Price \$766,000
TGNO [860D3](#)
Aerial Map

S608182 [Media: 14](#) Builder Tract **Montage (MON)**
Style **Mediterranean**
Bed **4** Model **C (C)**
Baths **3** Stories **Two Levels** Floor Floor
View **Tree Top View** HOA Dues \$ **47 + \$ 0**
ASqFt **2,300** Estimated YrBlt **1996** Assessor Land Fee
ALotSize **6,005** Assessor Dim Acres **0.14**
Prkng **Garage Attached, Garage Door Opener, Offsite Parking for Guests, On Street Parking**
Garage, # cars Remotes # Uncovered Carport # Garages RV Access Range Price Listing:
2 A 1 Spaces 2 yes No

Remodeled and Customized 4/5 Bedroom Home at End of Cul De Sac. Entry to Sunny Living Room with High Ceilings and Custom Modern Flooring. Kitchen with Nook Opens to Family Room with Cozy Fireplace and Sliders to Large Backyard with lots of grass. Kitchen is upgraded with Stainless Steel Oven, Dishwasher and Sink, Glass Back Splash and Modern Decor European Cabinets. Main Floor Bedroom Now Used as Den, could be office of converted to 5th Bedroom. Master Suite Has Dual Vanity Sinks, Shower Stall, Tub and Large Walk-in Closet. Large drive-way, and only 4 homes at the end of the Cul de Sac, so great for children to play.. Apx 42 Acre Irvine Memorial Park Nearby with Tennis courts, Soccer Fields, Softball Diamonds, Batting Cages, Outdoor Amphitheatre, Gardens, Fountains, Large Playground, Tot Lot and Gazebo with Picnic Tables. THIS IS NOT A SHORT SALE OR A BANK REO...

Directions From Warner take Paseo Westpark past Plaza Vista Elementary. Turn right on North Santa Teresita. Take the 3rd left on Santa Comba. Property is at the end of the cul de sac on the left.
Special Conditions: Standard Sale or Lease/None

Listing Activity

LP/SqFt \$**347.82** Orig Price \$ **799,990** Prev Price \$ **799,900** Current Price **\$799,900**
Sold Price \$ **766,000** SP/SqFt \$ **333.04** COE/End Date: **7/1/2010**

Contact Information

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Frank Ehrhardt
Single Family Residence Detached



Residential RES Closed Sale
Westpark (WP)
Orange County (OR)

Sun, Jul 25, 2010 05:45 PM
[41 Del Carlo](#) Irvine (IR)
Zip 92606-8808
XSTS Culver Dr & Warner Ave

Ref: 2
Price \$608,000
TGNO [860D3](#)
Aerial Map

P732990 [Media: 12](#) Builder Tract **Positano (POSI)**
Style **Contemporary/Modern**
Bed **3** Model **Milano (A)**
Baths **3** Stories **Two Levels** Floor Floor
View **No View** HOA Dues \$ **47 + \$ 109**
ASqFt **1,350** Assessor YrBlt **1996** Assessor Land Fee
ALotSize **2,933** Assessor Dim Acres **0.07** Assessor
Prkng **Garage - Front Entry, Garage Attached, Off Street Parking, Offsite Parking for Guests**
Garage, # cars **2 A** Remotes # Uncovered Spaces Carport # Garages RV Access Range Price Listing: **No**

Must See! This is not a short sale or REO. The owners maintain this formal model home in excellent condition. Located in a quiet neighborhood, this home has a great school district with easy access to multiple freeways and various shopping centers. With a cathedral high ceiling and recessed lights, cozy living room with tinted windows and a fireplace contains a built-in media center. The gorgeous back yard with an Arizona flagstone landscape contains a celestial sphere statue, Jacuzzi, and spa. The European white kitchen cabinets are decorated with designer tile. All bedrooms have louvered shutters with upgraded carpet. The property has a downstairs (main floor) bedroom with a full bath. Designer white ceramic tile decorate the main floor. Amenities include three (3) different swimming pool and two (2) tennis court locations. Refrigerator, washer, and dryer are included. Motivated sellers.

Directions From north Orange County: Take I-405 South; Exit Culver Dr (left); Warner Ave (left); Del Carlo(right).
Special Conditions: Standard Sale or Lease/None

Listing Activity

LP/SqFt \$**462.89** Orig Price \$ **624,900** Prev Price \$ Current Price **\$624,900**
Sold Price \$ **608,000** SP/SqFt \$ **450.37** COE/End Date: **7/1/2010**

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Frank Ehrhardt
Condominium

Attached

Residential

RES Closed Sale

[104 Agostino](#)

Sun, Jul 25, 2010 05:45 PM

Irvine (IR)

Ref: 3

Price \$449,000

Westpark (WP)

Zip 92614-8418

TGNO [860A5](#)

Aerial Map

Orange County (OR)

XSTS Harvard/Main



S616687

[Media: 11](#)

Builder Tract Las Palmas (LP)

Style **Mediterranean**

Bed 2

Model Plan 2 (B)

Baths 3

Stories **Two Levels**

Floor

Floor
1 of 2

View **No View**

HOA Dues \$ 216 + \$ 41

ASqFt 1,307 Assessor YrBlt 1989 Assessor

Land Fee

ALotSize 0 Other

Dim Acres

Prkng **Direct Garage Access, Driveway, Garage - Single Door, Garage Attached**

Garage, # cars Remotes # Uncovered

Carport # Garages RV

Access Range Price Listing: **No**

2 A Spaces

2

Access

New to the Market! Rare opportunity to find this 2 bedroom, 3 bath home with two large Master suites in the desirable Irvine townhome community of Las Palmas in Westpark. Located in an interior location, this private home features a large entertaining patio, vaulted ceilings, attached two car garage, convenient upstairs laundry, walk-in closets, recessed lighting and more. Las Palmas offers a community pool, spa, and tennis court. Conveniently located by the Ralphs Shopping Center, the San Diego Freeway and the San Mateo neighborhood park.

Directions **Harvard/Main** are the major cross streets.

Special Conditions: **Standard Sale or Lease/None**

Listing Activity

LP/SqFt \$355.78

Orig Price \$ 465,000

Prev Price \$

Current Price \$465,000

Sold Price \$ 449,000

SP/SqFt \$ 343.53

COE/End Date: 7/9/2010

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Frank Ehrhardt
Condominium

Attached

Residential

RES Closed Sale

[127 Costero Aisle 276](#)

Sun, Jul 25, 2010 05:45 PM

Irvine (IR)

Ref: 4

Price \$350,000

Westpark (WP)

Zip 92614-5943

TGNO [860A4](#)

Orange County (OR)

XSTS Harvard/Alton



U10002408

[Media: 12](#)

Builder Tract Tiempo (TI)

Style **Mediterranean**

Bed 2

Model **Cresta (0)**

Baths 2

Stories **One Level**

Floor

Floor
2 of 2

View **No View**

HOA Dues \$ 199 + \$ 41

ASqFt 900 Appraiser YrBlt 1988 Assessor

Land Fee

ALotSize 0

Dim Acres

Prkng **Carport**

Garage, # cars Remotes # Uncovered

Carport # Garages RV

Access Range Price Listing: **No**

1 Spaces

1

1

Access

Upper end unit with no one above or below, very light and bright, great location near shopping center and schools. Two bedrooms, two bath, two patios, and two parking spaces.

Directions **405 Fwy Exit Jamboree and go east to Alton Pkwy & turn right. Turn right on Harvard, turn right on Costero Aisle**

Special Conditions: **Standard Sale or Lease/None**

Listing Activity

LP/SqFt \$399.89

Orig Price \$ 359,900

Prev Price \$

Current Price \$359,900

Sold Price \$ 350,000

SP/SqFt \$ 388.89

COE/End Date: 7/9/2010

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Frank Ehrhardt
Condominium

Attached

Residential

RES Closed Sale

Sun, Jul 25, 2010 05:45 PM

Ref: 5

[505 Tropea Aisle](#)

Irvine (IR)

Price \$380,000

Westpark (WP)
Orange County (OR)

Zip 92606-0867

TGNO [860C4](#)

Aerial Map



S619505 [Media: 26](#) Builder Tract **Brio (BRIO)**

Style **Mediterranean**

Bed **2**

Model **(C)**

Baths **2**

Stories **One Level**

Floor

Floor **1 of 1**

View **No View**

HOA Dues \$ **215 + \$ 47**

ASqFt **1,028** Builder YrBlt **1997** Estimated

Land Fee

ALotSize **0**

Dim Acres

Prkng **Garage Attached**

Garage, # cars **2** A Remotes# Uncovered Spaces Carport# GaragesRV Access Range Price Listing: **No**

Beautiful quiet, green and tranquil location. Convenient, single level unit with gorgeous hardwood floors in the living area and bedrooms. Open and flowing floor plan. Kitchen opens to dining area and living room with custom tiled fireplace hearth. Designer style upgraded chandelier in dining area. Master suite with walk-in closet. Second bedroom also with walk-in closet. Recessed lighting. Flagstone inlays in private atrium area. Lots of parking for guests. Association amenities include pools, spas, parks, tot lots, basketball, tennis courts and beautiful flowing green belts. No stairs to climb and no carpet to clean! Washer, dryer, refrigerator and storage racks in garage included if requested. Home has been well maintained and is very clean. Close to great Irvine schools including popular Plaza Vista Elementary, shopping, entertainment and more!

Directions [See map](#)

Special Conditions: **Standard Sale or Lease/None**

Listing Activity

LP/SqFt **\$367.70**
Sold Price **\$ 380,000**

Orig Price **\$ 378,000**
SP/SqFt **\$ 369.65**

Prev Price \$
COE/End Date: **7/9/2010**

Current Price **\$378,000**

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Office Name: **Pacific Sterling Properties**

Frank Ehrhardt

Single Family Residence

Detached

Residential

RES Closed Sale

Sun, Jul 25, 2010 05:45 PM

Ref: 6

[30 Del Trevi](#)

Irvine (IR)

Price \$642,000

Westpark (WP)
Orange County (OR)

Zip 92606-

TGNO [860D3](#)

Aerial Map



S618499 [Media: 18](#) Builder Tract **Positano (POSI)**

Style **Santa Barbara**

Bed **3**

Model **(X)**

Baths **3**

Stories **Two Levels**

Floor

Floor

View **Park or Green Belt View, Tree Top View**

HOA Dues \$ **109 + \$ 47**

ASqFt **1,470** Estimated YrBlt **1996** Assessor

Land Fee

ALotSize **3,141** Assessor

Dim Acres

Prkng **Direct Garage Access**

Garage, # cars **2** Remotes # Uncovered Spaces Carport# GaragesRV Access Range Price Listing: **No**

Model Perfect, Stunning Beauty! On arguably the best lot, with only one neighbor, this lovely home is adjacent to huge, parklike grounds. With wonderful privacy, large wrap around yard, and a serene, light filled interior with soaring ceilings, this home is guaranteed to impress! Very large, bright kitchen with tons of counter space. Original owners have lovingly updated this pristine home, with new paint inside and out, new wood laminate flooring, new landscaping, updated baths, newer appliances, A/C, water heater, plantation shutters, and more! Just steps to the neighborhood pool, and to the private gate that opens to the adjacent park/playground. Walk to Plaza Vista Elementary, and enjoy excellent schools and community tennis courts. Premium location in Westpark with no street noise, and complete privacy, and Premium location in Positano ensure this home will go quickly! Bring your qualified Buyers! You will be very proud to show this lovely home!

Directions **Culver to Warner to Paseo Westpark. Left on Del Trevi. Home will be on your right at very end of the drive, before you reach the pool.**

Special Conditions: **Standard Sale or Lease/None**

Listing Activity

LP/SqFt **\$459.86**
Sold Price **\$ 642,000**

Orig Price **\$ 676,000**
SP/SqFt **\$ 436.73**

Prev Price \$
COE/End Date: **7/12/2010**

Current Price **\$676,000**

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Frank Ehrhardt
Condominium

Attached

Residential
RES Closed Sale
Westpark (WP)
Orange County (OR)

[42 Abrazo Aisle 388](#)

Sun, Jul 25, 2010 05:45 PM
Irvine (IR)
Zip 92614-5933

Ref: 7
Price \$345,000
TGNO [860A4](#)
Aerial Map



S619039 [Media: 6](#) Builder Tract **Tiempo (TI)**
Style **Contemporary**
Bed 2 Model **Estrella (F)**
Baths 2 Stories **Two Levels** Floor Floor
View **Trees/Woods View** HOA Dues \$ 199 + \$ 41
ASqFt **1,000 Estimated** YrBlt **1987 Assessor** Land Fee
ALotSize 0 Dim Acres
Prkng **Garage Detached**
Garage, # cars Remotes # Uncovered Carport # RV
1 D Spaces 1 Garages Access Range Price Listing: **No**

Awesome location in track. Full two bedroom, two bath unit in a quiet and secluded part of the complex - no road noise or confusion and very close to the greenbelts! Full one car garage directly under the unit and a covered car port to boot! High ceilings, custom shutters, and tons of light make this condo a best buy in the Tiempo neighborhood! Hurry!!!

Directions **Harvard and Costero Aisle.**

Special Conditions: **Standard Sale or Lease/None**

Listing Activity

LP/SqFt **\$349.90** Orig Price **\$ 349,900** Prev Price \$ Current Price **\$349,900**
Sold Price **\$ 345,000** SP/SqFt **\$ 345.00** COE/End Date: **7/12/2010**

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Frank Ehrhardt

Single Family Residence Detached

Residential
RES Closed Sale
Westpark (WP)
Orange County (OR)

[1 Primavera](#)

Sun, Jul 25, 2010 05:45 PM
Irvine (IR)
Zip 92614-5313

Ref: 8
Price \$745,000*
TGNO [860A5](#)
Aerial Map



S608204 [Media: 13](#) Builder Tract **Barcelona (BR)**
Style **Mediterranean**
Bed 3 Model **Plan D-Palmar (D)**
Baths 3 Stories **Two Levels** Floor Floor
View **City Lights View** HOA Dues \$ 42 + \$ 0
ASqFt **1,910 Assessor** YrBlt **1987 Assessor** Land Fee
ALotSize **6,331 Assessor** Dim Acres **0.15 Assessor**
Prkng **Direct Garage Access, Garage Attached, Garage Door Opener**
Garage, # cars 2 A Remotes # Uncovered Spaces Carport # Garages RV Access Range Price Listing: **No**

Largest Barcelona Plan D-Palmar home with an extra large backyard with excellent privacy. Two covered patios, some fruit trees (Peach & Pomegranite) and large grass area or ideal for a future pool project. Premium tile flooring entry, kitchen and family room, cherry wood laminate in formal living & dining areas. Newer Frigidaire Stainless Steel kitchen appliances, large family room area and formal dining. Home shows light and bright, must see.

Directions **From I 405 south take Jamboree exit turn left, Main turn right, Harvard turn left, San Carlo turn right, Amore turn right, Laconia turn right, Liliano turn left, Primavera turn left to the property.**

Special Conditions: **Standard Sale or Lease/None**

Listing Activity

LP/SqFt **\$395.03** Orig Price **\$ 775,000** Prev Price \$ **759,500** Current Price **\$754,500**
Sold Price **\$ 745,000** SP/SqFt **\$ 390.05** COE/End Date: **7/19/2010**

Contact Information

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Frank Ehrhardt

Single Family Residence

Detached

Residential

RES Closed Sale

Sun, Jul 25, 2010 05:45 PM

Ref: 9

[17532 Wayne Ave](#)

Irvine (IR)

Price \$780,000

Westpark (WP)

Zip 92614-6658

TGNO [860B6](#)

Orange County (OR)

XSTS Culver/San Leandro

Aerial Map 

S615234

[Media: 21](#)

Builder Tract Culverdale (CD)

Style Traditional

Bed 4

Model (-)

Baths 5

Stories Two Levels

Floor

Floor

View No View

HOA Dues \$ 71 + \$ 0

ASqFt 2,462 Assessor YrBlt 1971 Assessor

Land Fee

ALotSize 5,220 Assessor

Dim Acres 0.12 Assessor

Prkng Direct Garage Access, Garage Attached

Garage, # cars 2 A Remotes# Uncovered Spaces Carport# Garages RV Access Range Price Listing: No

Irvine executive home, perfect for entertaining, offers 4 spacious bedrooms with ensuite bathrooms, a 5th guest bathroom, 2 fireplaces and plenty of outdoor living space. Completely renovated in 2007 from the top-down! Too many custom upgrades to list include travertine floors, jacuzzi tub, hot water recirculation, remote-controlled awning, Cat6 networking, 2 fireplace-mounted flat screen tv's, granite countertops, stainless steel appliances and much more. New dual-pane windows, doors, fixtures, closets, insulation, duct-work, lighting, molding, newer roof and A/C! HOA dues only \$71 a month and property tax rate under 1.01%. Award-winning Irvine schools and no mello roos!

Directions 405 to Culver, north on Culver, U-turn at San Leandro, right on Ferris, left on Wayne

Special Conditions: Standard Sale or Lease/None

Listing Activity

LP/SqFt \$322.91

Orig Price \$ 795,000

Prev Price \$

Current Price \$795,000

Sold Price \$ 780,000

SP/SqFt \$ 316.82

COE/End Date: 7/19/2010

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Frank Ehrhardt

Condominium

Attached

Residential

RES Closed Sale

Sun, Jul 25, 2010 05:45 PM

Ref: 10

[1105 Solvay Aisle](#)

Irvine (IR)

Price \$285,000*

Westpark (WP)

Zip 92606-0853

TGNO [860C4](#)

Orange County (OR)

XSTS Paseo/Santa Ynez

Aerial Map 

P722951

[Media: 12](#)

Builder Tract Brio (BRIO)

Style Contemporary

Bed 1

Model Allegro (a)

Baths 1

Stories One Level

Floor

Floor 1 of 2

View No View

HOA Dues \$ 215 + \$ 47

ASqFt 784 Assessor YrBlt 1997 Assessor

Land Fee

ALotSize 0

Dim Acres

Prkng Garage - Extended Length, Garage - Single Door

Garage, # cars 1 Remotes# Uncovered Spaces Carport# Garages RV Access Range Price Listing: No

PRICE REDUCTION!!BACK ON MARKET !!!STANDARD SALE! IMMACULATE CONDO LOCATED ON GROUND FLOOR IN THE EXCLUSIVE COMMUNITY OF BRIO IN WESTPARK. ENJOY MEDITERRANEAN ARCHITECTURE. THIS EXECUTIVE 1BR 1BA CONDO FEATURES HARDWOOD FLOORS, SPACIOUS LIVING ROOM WITH COZY FIREPLACE AND DINING AREA. KITCHEN HAS SPARKLING EURO-WHITE CABINETS, UNDER CABINET LIGHTING, NEW DISHWASHER AND BREAKFAST BAR. EXPANDED SINGLE CAR GARAGE WITH DIRECT ACCESS. LARGE MASTER SUITE WITH DOUBLE SINK VANITY, LARGE WALK IN CLOSET. CLOSE TO BLUERIBBON SCHOOLS, SHOPPING, MOVIES, RESTAURANTS, PARKS. HOA AMENITIES INCLUDE RESORT-LIKE POOL, SPA, CABANAS, TENNIS COURTS. NEAR BIKE TRAILS CONNECTING ALL OF IRVINE WITH THE NEWPORT BACK BAY.

Directions FROM CULVER TAKE BARRANCA WEST, RIGHT ON PASEO WESTPARK

Special Conditions: Standard Sale or Lease/None

Listing Activity

LP/SqFt \$376.28

Orig Price \$ 315,000

Prev Price \$ 299,900

Current Price \$295,000

Sold Price \$ 285,000

SP/SqFt \$ 363.52

COE/End Date: 7/21/2010

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