

sky view designs

phone: 714.963.4600

20561 suburbia lane, huntington beach, ca 92646

Regarding: Stephen Herman, 3292 Falkland Circle, Huntington Beach, CA 92649

Reply to issue brought up at the last meeting.

3rd floor bonus room

- It has only one sink see A-4
- The attic space is less than 7'-0" in ht. See A-8, A-9, A-10
- The balcony is oriented towards the harbor and both sides of the balcony are enclosed in the roof area. See A-9 section E the roof ht. makes it impossible to see into either neighbors yard
- Note that all windows are orientated to maintain neighbors privacy

Parking

- See A-1 The garage is a tandem garage. There is room for 3 cars which is one more than required by Huntington beach zoning code
- The driveway has room for 2 cars
- There is less parking at the end of a cul-de-sac because of the shape of the lots and driveways accommodating the homes. Homes built on cul-de-sacs should not be discriminated against because of how the lots were divided in the initial plan.

Accusations of illegally converting spaces and building without permits

- It is insulting to accuse our client of doing something illegal.
- These accusations can not even be considered.
- In addition the house has no family room and no basement. The bonus room was planned on being an entertaining space: a media room, gym, game room, hobby room, or kids play room.

Privacy Issues

- A survey was done of the neighbors windows and there are no windows that face any neighboring windows in the proposed home
- The balconies face the right of way harbour and street
- See A-9 to see the balcony section

Size

- Our lot is the largest on the street.
- We have allowed for more open space in the front and rear yards of the property than the approved neighbors home
- The floor area ratio of the proposed home is 20% less than the maximum floor area ratio of 1.
- The proposed home is consistent not only with previously approved projects in Huntington Harbour but also with anticipated future development.

City of Huntington Beach

JUN 23 2008

LATE COMMUNICATION #B-1

Approved neighbor's home:

- The are very similar in setback, lot coverage, floor area ratio, building hts, number of rooms
- See A-11 for the comparison
- Both homes comply with all zoning codes and the Herman's home should not be discriminated against. The Herman's should be allowed to build to the property's maximum potential under Huntington Beach's zoning codes.

The proposed home complies with all zoning codes

- Maximum building ht. – complies
- Habitual area above the second story shall be w/in the confines of the second story roof volume-complies
- Vertical projections windows and decks above second story shall be set back 5 ft. from the façade below-complies
- Windows and decks above second story shall orient toward public right of way only.-complies
- Number of off street parking-complies
- Minimum setback requirements- complies
- Maximum lot coverage-complies

The proposed home conforms with the Urban design guidelines as stated in the staff review

- The proposed home takes advantage of and enhances the site unique natural amenities and incorporates “human scale” form, proportions and architectural building details
- Architectural element such as windows, doors, exposed wood beams create a rhythmic composition taking into consideration scale, style and proportion of architectural elements.
- Clear entry space sequences extending from sidewalks to the private front door are provided.
- All elevations are architecturally enhanced. The building elevations which are visible from the public right of ways are significantly articulated.
- The visual impact of monolithic two story wall surfaces are softened by providing a variety of roof articulation, second story balconies, exposed rafters and cantilevered second story elements.
- The proposed residence is designed to appear as a tow story residence. The 3rd floor is concealed within the second story roof volume which allows the project to convey a less massive appearance.
- The façade of the building incorporates architectural details which serve to provide visual relief and reduce the overall mass and bulk of the structure through the incorporation of windows, doors, cantilevered balconies, exposed rafters, variable wall plains, and roof articulation.
- The architectural elements aid to soften the overall look of the structure thereby creating additional shadow and transitional architectural elements.

The Planning Commission and the city council should not discriminate against homes in Huntington Harbour:

It would be discriminative to the owner's property right not to allow the development of a new home on the property which maximizes the potential within the limits of the current zoning codes which are more restrictive than previous codes in the harbour.

- The proposed home conforms with the requirements of the base-zoning district
- The proposed home is compatible with surrounding uses.
- The proposed home is consistent with previous approvals for new construction within Huntington Harbour

The cost of this appeal:

- The owner has had holding costs since this appeal is costing him time and homes are losing their value as time goes on.
- The city has spent many valuable hours on an appeal of a home that complies to all zoning codes.
- It has cost Sky View Designs for additional documentation, additional research, additional meetings, additional hearings, and additional prints.

I hope these types of appeals are not the wave of the future. If home owner or developer can't know if following zoning codes are enough to have a project approved then it would be less desirable to buy a home in Huntington Beach. It will bog down the planning department. It will cost the city more money to hire more planners to keep up with the work load.

Huntington Beach should welcome people who want to improve the area. Our client believes in Huntington Harbour and wants to redevelop a home that has not weathered well in the ocean air. The landscaping has not been maintained. It will be a much improvement to the neighborhood than the existing home. I am glad that in this economy he still feels strong enough about the Harbour that he is willing to go forward with the project.

Huntington Beach compared to Newport Beach

Huntington Beach zoning codes are much more restrictive than the codes of the Newport Beach zoning of water front homes on Balboa Island. Front setbacks, side setbacks, rear setbacks, floor area ratios, parking, driveways, lot coverage, 3rd story decks and 3rd story bonus rooms are all more restrictive. Recently Newport Beach has increased the floor area ratio allowed by 200 sq. ft. on Balboa Island to allow for more developments and improvements of the neighborhood. I am supportive of the existing zoning codes in Huntington Beach which are more restrictive than Balboa. We should not make them even more restrictive. It would impede development of the Harbour and the rise of property values.

3 story homes are not new to Huntington Harbour. The only picture of Huntington Harbour in the Huntington Beach Visitor Guide is a picture of a 3 story home next to a one story home. The 3 story home was built before the code was changed to have the 3rd story be contained within the 2nd story roof volume.

The proposed home will be compatible with the neighborhood since we will have a 3 story home on one neighboring side of the property and a 2 story home on the other neighboring side of the property.

The proposed home is consistent not only with previously approved projects in Huntington Harbour but also with anticipated future development.

Respectfully,

A handwritten signature in black ink that reads "Elizabeth Ament Howell". The signature is written in a cursive style with a large initial "E".

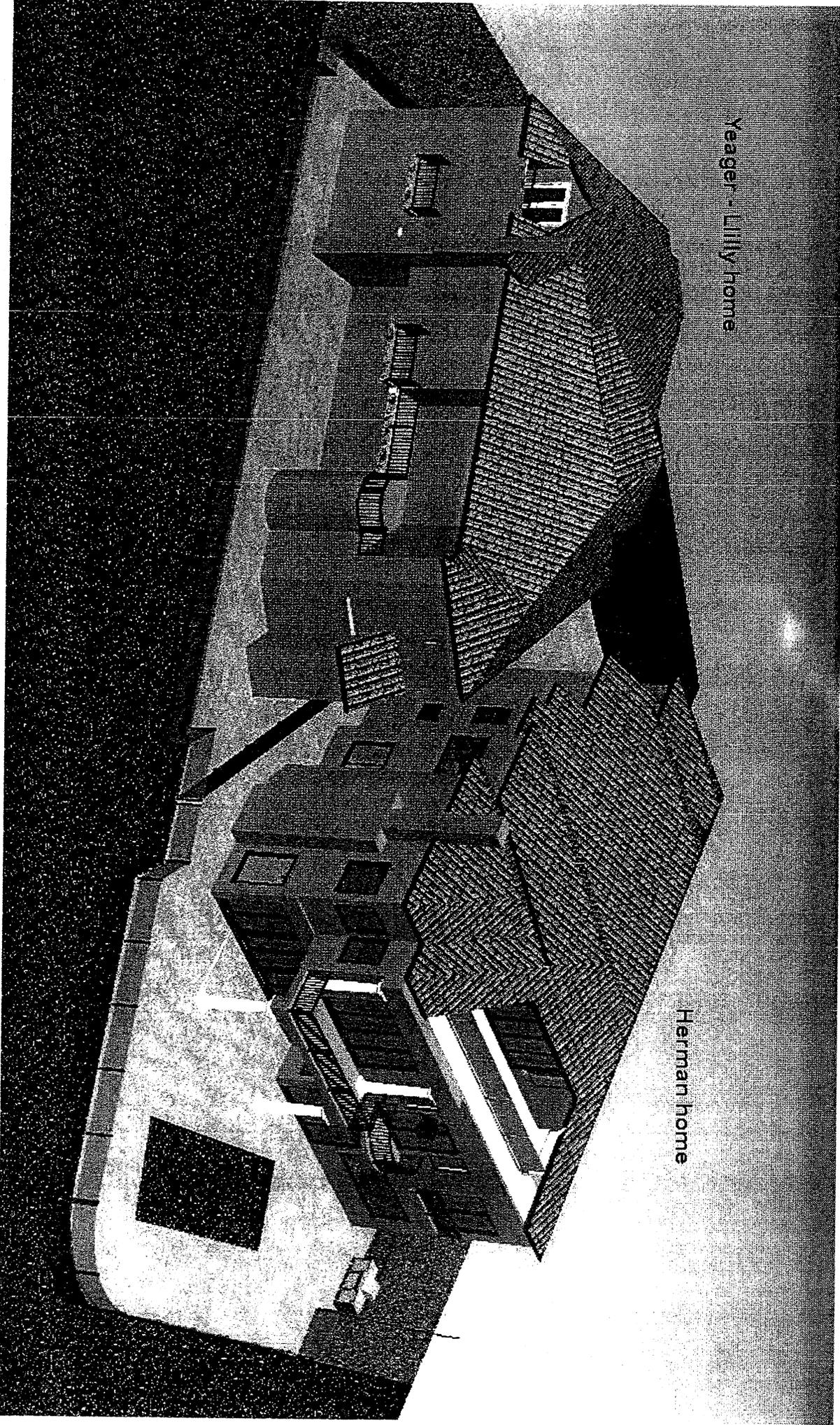
Elizabeth Ament Howell

Sky View Designs

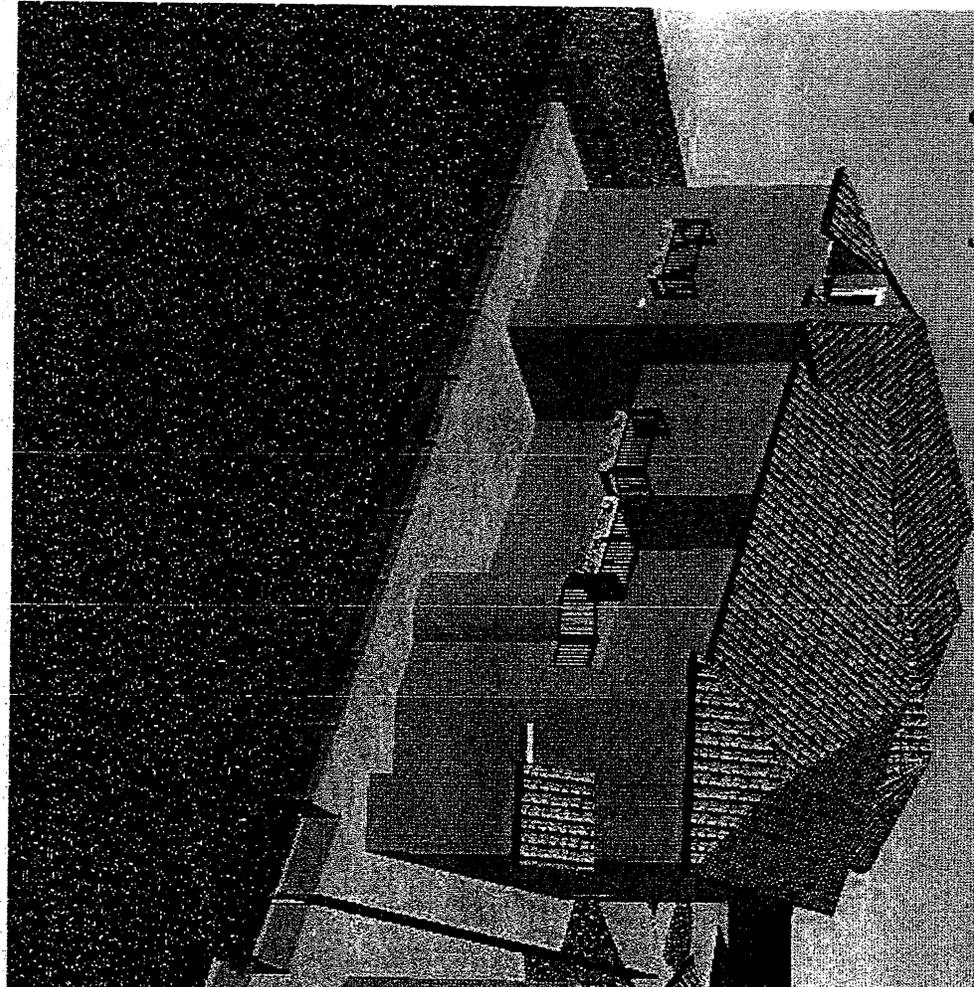
Attached: pictures and MSL listings of other homes in the neighborhood.

Yeager - Lilly home

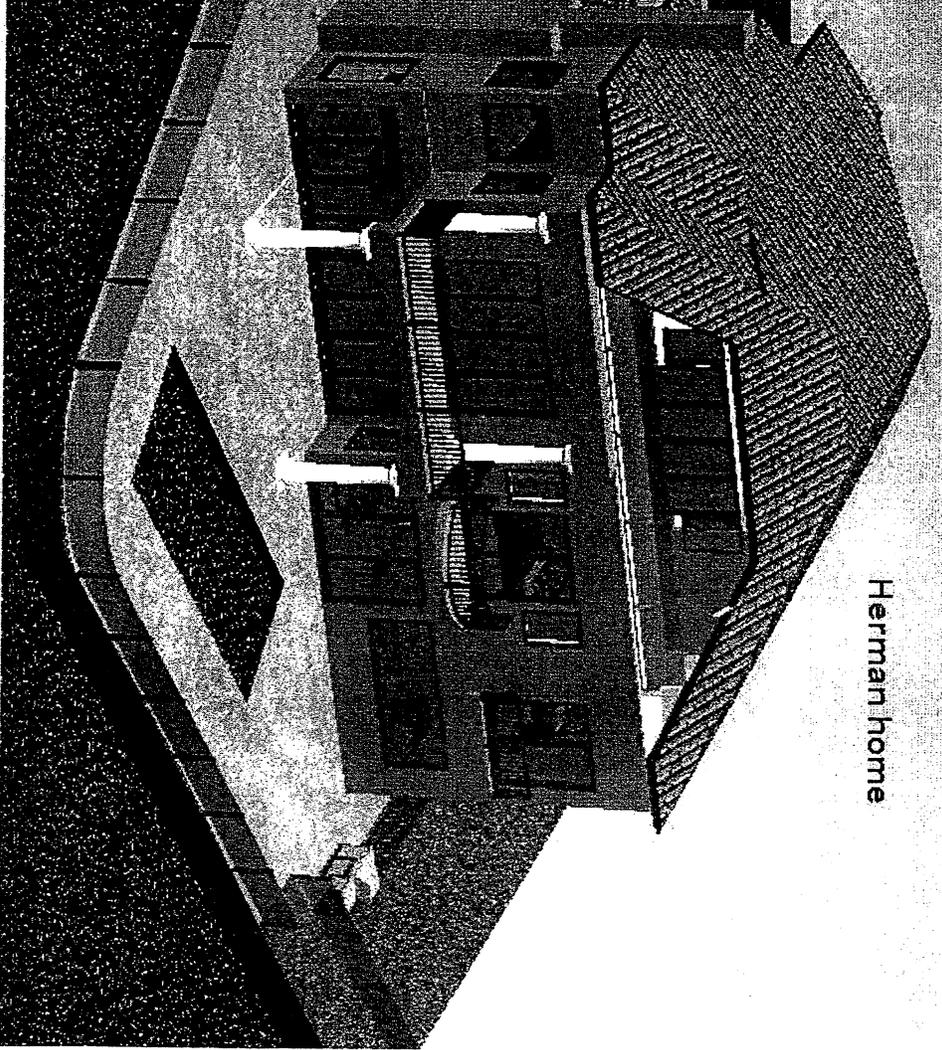
Herman home

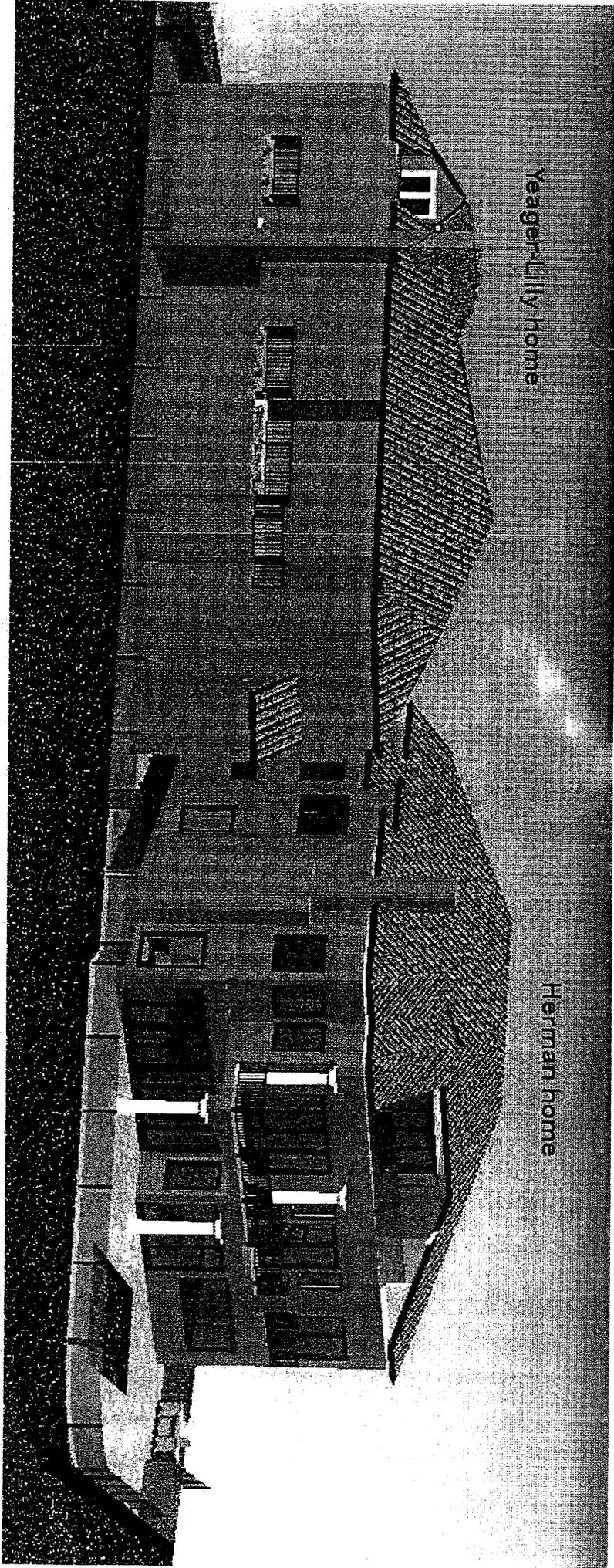


Yeager - Lilly home



Herman home



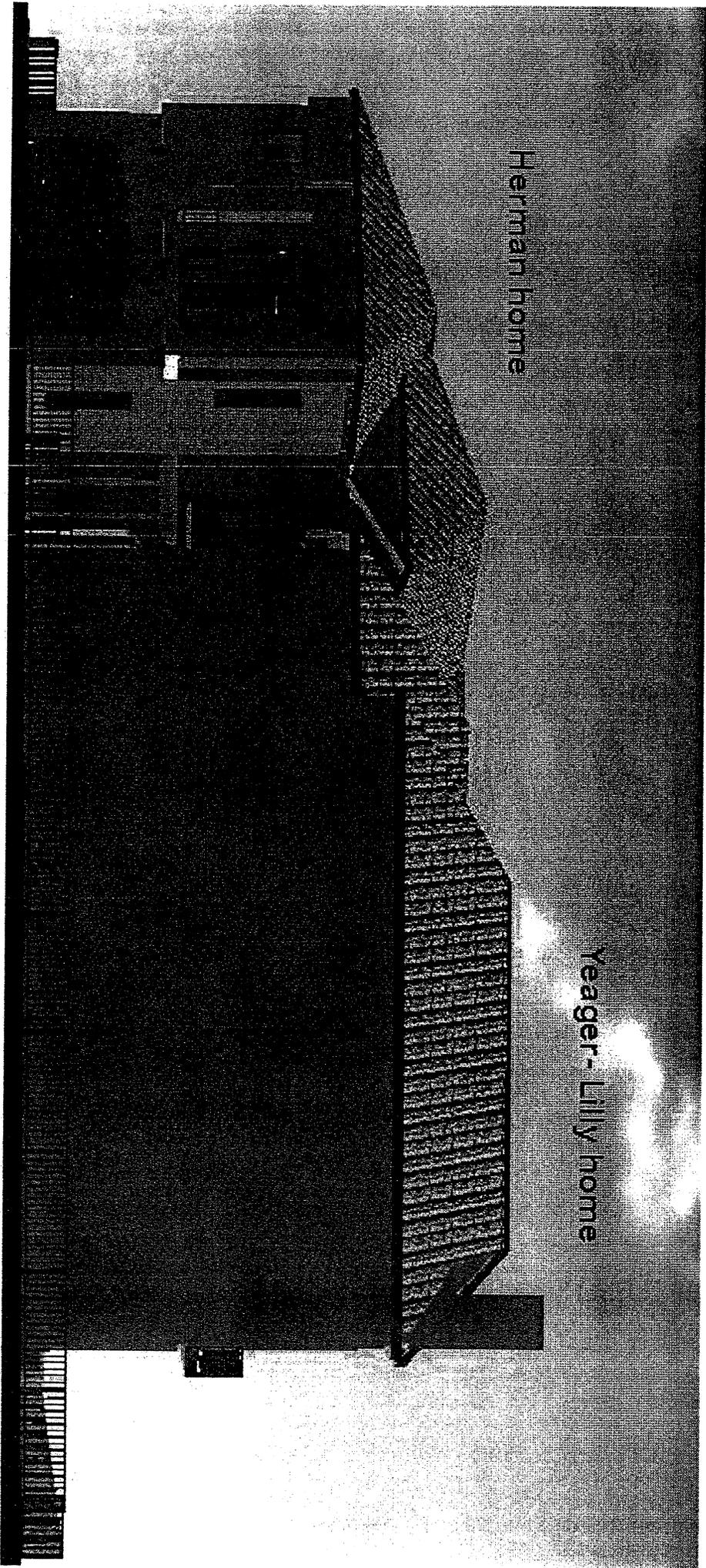


Yeager-Lilly home

Herman home

Herman home

Yeager-Lilly home





Herman home

Yeager - Lilly home

Eileen Herman

SFR Detached RES Backup Offers

Residential
3342 Bounty Cir

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 2



Northwest Huntington Beach (17)

Zip 92649-

TGNO 82617

Price \$2,975,000*

XSTS N/Warner E/PCH

Aerial Map

S523249 Media: 19 Builder Tract Admiralty Island (HADM)
 Bed 3 Model (0)
 Baths 4 Style Other Stories Three or More Levels Floor
 View Catalina Island View, Ocean View, Panoramic View, Pool View, Water View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ASqFt 4,450 Assessor YrBlit 1963 Assessor Land Fee
 ALotSize 5,913 Assessor Dim Acres
 Prkg Driveway - Concrete
 Garage 2 Rem Spc 4 Cprt RV Acc 20ft Range S: No

Stunningly remodeled to the studs. Waterfront with 100ft. boat dock. Entertainers dream with professionally decorated gourmet kitchen which has top of the line appliances, wine closet and stunning wet steam shower. Outside has beautiful tropical setting with rock waterfall & pool overlooking the bay. 3rd story rooftop with oceanview to Catalina view A Must See!!! This home is a true 10!
 Directions PCH and 19th St.

Rooms

Bedrooms Dressing Room/Area, Main Floor Bedroom, Master Bedroom Balcony, Master Bedroom Retreat, Master Suite, Sitting Room/Area, Walk-In Closet Living Rm Living Rm Entrance
 Kitchen Dining Breakfast Counter/Bar, Formal Dining Rm
 Total Baths 4 Full Baths 4 3/4 Baths 0 1/2 Baths 0 1/4 Baths 0
 Baths Desc Stall Shower, Steam Shower
 Other

Amenities

Pool Private Pool, Waterfall Appliances Spa No Spa TV Water Heater Security Firepl Living Room, Master Bedroom, Master Bedroom Retreat : Other
 High or Mid-Rise Amenities

Interior/Exterior/Structural

Heating Forced Air Cooling Central Floors Marble, Wall-to-Wall Carpet
 Disability Access Main Level Entry Entry Location Ground Level - no steps Common Walls No common walls
 Roof Other Plumbing Exterior Construction Other Patio Balcony(s), Covered Patio, Patio
 Cond Sppnklers Doors/Windows Double Door Entry

Lot/Community/Association

APNO 178-431-20 Zoning Lot/Block/Tract 21//4499 Legal CC&RS City Inspection Required No Metro Roos No
 Lot Water Front HS Dist Huntington Beach Union High School District Water District/Public Elemn smith Junior dwyer Yard High Sch bbhs
 Sewer In, Connected & Paid Amenities
 Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan Private Transfer Taxes No 1st TD \$ Special Conditions None interest % 2nd TD \$ interest %

Showing Instructions

Instr Call First Comp 2.5% LockBox Call Listing Office, Call Listing Office Occupant Owner Dual/Var No List Type Exclusive Right To Sell/Lease/Full Service on file Consider Lease No Gate Code Show Phone 714-396-5498 Possession Negotiable Misc Sign on Property

List Office/Agent Info

List Office **First Team Real Estate (1549)** Office 714-536-9292 Fax 714-536-7618 Res 714-846-4291
 List Agent **Sean Stanfield (hstanfse)** Pager 714-421-3377 Cell Primary 714-536-9292
 Agt E-Mail Yes Agt WSite www.seanstanfield.com
 Prv Rmks call Michelle to show 714-396-5498
 Price Excl
 Price Includes
 Occupant Owner Occupant Name on file Show Phone 714-396-5498

Listing Activity

List Date 2/26/2008 Date Added 2/27/2008 Tran Date 4/25/2008 DOM 58 Off Market 4/25/2008 LP/SqFt \$668.54
 Orig Price \$ 3,150,000 Prev Price \$ 3,150,000 Cur List Price \$2,975,000 Comp 2.5%

Pending/Sold Information

List Price \$2,975,000 Sold Price \$ Begin Escrow 4/25/2008 COE DOM 58



The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals. Copyright SoCalMLS.

Eileen Herman Residential
 SFR Detached RES Closed Sale **17171 Sandra Lee Ln** Tue, May 27, 2008 06:15 PM Ref 3
 Price \$1,150,000*



Northwest Huntington Beach (17) Zip 92649- TGNO 857C1
 XSTS Warner Aerial Map

S377148 Media: 8 Builder Tract Custom (CUST)
 Bed 4 Model (0)
 Baths 3.5 Style Stories Three or More Levels Floor
 View Ocean View HOA Dues \$ 0 + \$ 0 Land Use/Yr \$
 ASqFt 4,100 Assessor YrBlt 1965 Assessor Land Fee
 A LotSize 8,104 Assessor Dim Acres
 Prkg Garage Attached
 Garage 2 A Rem Spc Cprt RV Acc Range \$: No

Beautiful tri-level custom, great home for entertaining. 1st level features fully equipped kitchen with bedroom and bath, 2nd level is main living area with 3 bedrooms and 2 baths. 3rd story retreat with views of Catalina, Palos Verdes Peninsula and Huntington Harbour
 Directions

Rooms
 Bedrooms Main Floor Bedroom Living Rm Living Room
 Kitchen Dining Eating Area, Family Kitchen
 Total Baths 3.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Family Room, Individual Laundry Room

Amenities
 Pool No Pool Spa No Spa
 Appliances Built-In Electric Range, Dishwasher, Garbage Disposal TV Water Heater Security Firepl Living Room / Uses Both Gas & Wood Other Wet Bar
 High or Mid-Rise Amenities
Interior/Exterior/Structural
 Heating Forced Air Cooling No Air Conditioning Floors Wall-to-Wall Carpet
 Disability Access Entry Location Plumbing Common Walls
 Roof Other Sprinklers Exterior Construction Patio Balcony(s)
 Cond Structural Other Termite Clearance Doors/Windows

Lot/Community/Association
 APNO 110-024-20 Zoning Lot/Block/Tract 12/1475
 Lot Sewer In, Connected & Paid Legal City Inspection Required Melio Roos No
 HS Dist Huntington Beach Union High School District Water District/Public Water District Yard Other Fencing
 Amenities Elemen Harborview Junior Marineview High Sch Marina
 Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees
 Land Fee Land Use/Yr \$ HOA Phone

Financial Information
 Terms Cash To New Loan Special Conditions None
 Private Transfer Taxes No Interest % 2nd TD \$ Interest %
 1st TD \$

List Office/Agent Info
 List Office First Team Real Estate (1549) Office 714-536-9292 Fax 714-536-7618 Res 714-846-4291
 List Agent Sean Stanfield (hstantse) Pager 714-416-6633 Cell Primary 714-536-9292
 Agt E-Mail Yes Agt WSite www.seanstanfield.com
 Priv Rmks Call Michelle to show ... 714-396-5498
 Price Excl
 Price Includes
 Occupant Owner Occupant Name Call Sean Show Phone

Listing Activity
 List Date 11/8/2004 Date Added 11/8/2004 Tran Date 3/24/2005 DOM 93 COE 3/24/2005 LP/SqFt \$292.56
 Orig Price \$ 1,195,000 Prev Price \$ Cur List Price \$1,199,500 Off Market 2/9/2005 Comp 2.5%

Pending/Sold Information
 List Price \$1,199,500 Financing Conventional Selling Terms Standard Sale
 Cont Price \$ 1,150,000 SP/SqFt \$ 280.49 Begin Escrow 2/9/2005 COE 3/24/2005
 Sold Price \$ 1,150,000 Sold/List 96% DOM 93

Sell Office/Agent Info
 Sell Office Coldwell Banker Best Realty(G215) Office 714-537-2000 Fax 714-537-0719 Res 714-530-2936
 Sell Agent Andy Kang (PKANGAND) Pager 000-0000 Cell V-Mail 000-0000
 Agt E-Mail Yes Agt WSite

Eileen Herman
SFR Detached RES Closed Sale

Residential
3362 Venture Dr

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 4
Price \$1,860,000

Northwest Huntington Beach (17)

Zip 92649-

XSTS Edinger/trinidad Island

TGNO 826J6

Aerial Map 



S322594 Media: 2 Builder Tract Trinidad Island (HTR)
Bed 4 Model 0 (0)
Baths 4.5 Style Stones Three or More Levels Floor
View Back Bay View, Marina View, Water View, View, Bay View HOA Dues \$ 100 + \$ 0 Land Lse/Yr \$
ASqFt 5,306 Assessor YrBlt 1983 Estimated Land Fee Acres
ALotSize 6,480 Assessor Dim
Prkg Direct Garage Access, Garage Attached, Garage Door Opener

Garage 2 A Rem 2 Spc 2 Cprt RV Acc Range S: No
Custom Designed 5300+sq.Ft. Special Main Channel Views,large Gourmet Kitch. W/Pantry,28' Ceilings&marble Fireplace In Living Rm.Open Airey Feeling Thru Out Home.banquet Size Dinning Rm.Great
Master Bedroom W/Walk-In Closets, Fireplace,wetbar,exercise Area,family Rm.W/Great Wet Bar.pool Table,etc. Directions

Rooms

Bedrooms Main Floor Bedroom, Master Bedroom Retreat, Dressing Room/Area, Master Suite, Walk-In Closet Living Rm Living Rm Entrance, Living Room
Kitchen Dining Family Kitchen, Formal Dining Rm, Breakfast Counter/Bar
Total Baths 4.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other Family Room, Great Room, Guest-Maid Quarters, Individual Laundry Room, Library, Bonus Room, Den/Office, Separate Family Room

Amenities

Pool No Pool Spa No Spa TV Cable TV, TV Antenna Firepl Living Room, Master Bedroom / Uses Both Gas & Wood
Appliances Built-In & Freestanding Range, Dishwasher, Freezer, Garbage Disposal, Gas/Elec Dryer Hook Up, Microwave, Refrigerator, Water Heater Other Dock Private, Turnkey, Wet Bar
Trash Compactor, Water Purifier - Owned, Water Softener - Owned Security Intercom, Security System - Owned
High or Mid-Rise Amenities

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Hardwood, Raised Foundation, Wall-to-Wall Carpet
Interior Misc Cathedral-Vaulted Ceilings, Window Drapes-Curtains Disability Access
Roof Composition Entry Location Common Walls Pato Brick, Concrete Slab, Patio
Cond No Additions/Alter Plumbing Exterior Construction Doors/Windows Bay Window, Skylights
Structural Other Custom Built, Termite Clearance Sprinklers Front and Side, Sprinkler Timer

Lot/Community/Association

APNO 178-731-024 Zoning R1 Lot/Block/Tract 24/8636
Lot Water Front, LOTD803 Legal Homeowners Association, LEG848
Sewer In Street Paid Water District/Public City Inspection Required Mello Roos No
HS Dist Huntington Beach Union High School District Elemen HARBRVIEW Water District Junior MARINE VW Yard Redwood, Wrought Iron, Yard
Amenities High Sch MARINA
Units HOA-1 \$ 100 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash, Cash To New Loan Special Conditions None
Private Transfer Taxes No interest %
1st TD \$ 2nd TD \$ Interest %

List Office/Agent Info

List Office Pacifica Financial S (H02522) Office 310-305-1961 Fax Res
List Agent Mistretta, Tony (SMISTANT) Pager 000-0000 Cell Primary 562-592-2469
Agt E-Mail Yes Agt WSite
Priv Rmks Great Home For Entertaining,can't Find A Better Built Home. Easy Flowing Layout,please Call For Showing Appt. Thanks Tony
Price Excl
Price Includes
Occupant Owner Occupant Name Snow Phone

Listing Activity

List Date 7/9/2003 Date Added 7/9/2003 Tran Date 11/22/2003
Org Price \$ 1,895,000 Prev Price \$ 1,895,000 Cur List Prc \$1,895,000 DOM 88 COE 11/7/2003 LP/SqFt \$357.14
Off Market 10/5/2003 Comp 3%

Pending/Sold Information

List Price \$1,895,000 Financing Selling Terms Standard Sale
Cont Price \$ 1860000 Sold Price \$ 1,860,000 SP/SqFt \$ 350 54 Begin Escrow 10/5/2003 COE 11/7/2003
Sold/List 98% DOM 88

Sell Office/Agent Info

Sell Office Pacifica Financial Services(H02522) Office 310-305-1961 Fax 000-0000 Res 562-592-2469
Sell Agent Tony Mistretta (SMISTANT) Pager 000-0000 Cell V-Mail 000-0000
Agt E-Mail Yes Agt WSite

Eileen Herman
SFR Detached

RES Closed Sale

Residential
16961 Coral Cay Ln

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 5

Northwest Huntington Beach (17)

Zip 92649-

TGNO 857B1

Price \$1,775,000

XSTS Pch/coral Cay

Aenal Map



S280826 Media 4 Builder Tract (CORC)
 Bed 6 Model (*)
 Baths 6 Style Stones Three or More Levels Floor
 View Water View, View, Bay View HOA Dues \$ 250 + \$ 0 Land Lse/Yr \$
 ASqFt 5,300 Landlord/Tenant/Seller YrBlt 1978 Assessor Land Fee
 A LotSize 7,800 Assessor Dim Acres
 Prkng Garage Attached, Garage Door Opener
 Garage 2 A Rem 1 Spc Cprt RV Acc Range S: No

One Of The Largest Beachfront Homes On Oversized Prime Vu Lots In Coral Cay. Quality Workmanship/granite/marble/woodwork Thru Out. Fm/lib W/ribbon Oak & Frplc. I Floor Bed/off/ba Down. Lgr Pro Directions

Rooms

Bedrooms Converted Bedroom, Dressing Room/Area, Master Suite
 Kitchen Living Rm Living Room
 Dining Family Kitchen, Formal Dining Rm
 Total Baths 6 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Family Room, Guest-Maid Quarters, Individual Laundry Room, Den/Office, Separate Family Room

Amenities

Pool No Pool Spa No Spa TV Cable TV Firepl Family Room, Living Room
 Appliances Dishwasher, Freestanding Gas Range, Freezer, Garbage Disposal, Gas/Elec Dryer Hook Up, Microwave, Refrigerator, Water Heater Other Dock Private, Home Warranty Plan, Vacuum Central, Wet Bar
 Trash Compactor High or Mid-Rise Amenities Security Gated Community, Intercom

Interior/Exterior/Structural

Heating Forced Air, Hot Water Circulator Cooling Central Floors Ceramic Tile, Hardwood, Parquet, Wall-to-Wall Carpet
 Disability Access
 Roof Wood Shakes Entry Location Common Walls
 Cond Plumbing Exterior Construction Pato Brick, Pato
 Structural Other Rain Gutters, Termite Clearance Doors/Windows

Lot/Community/Association

APNO 178-654-007 Zoning R1 Lot/Block/Tract 97//8040
 Lot Water Front, LOTD803, Beach Front Legal City Inspection Required Mello Roos No
 Sewer In, Connected & Paid Water District/Public Water District Junior DWYER Yard Wood, Wrought Iron, Yard, Brick Wall
 HS Dist Huntington Beach Union High School District Elemen SMITH High Sch HBHSY
 Amenities Assoc Club Hse/Rec Facility, Assoc Tennis Units HOA-1 \$ 250 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan Special Conditions None 2nd TD \$ Interest %
 Private Transfer Taxes No
 1st TD \$

List Office/Agent Info

List Office First Team Real Esta (H07600) Office 714-848-8080 Fax 714-493-0795 Res
 List Agent De La Haya, Ross (HDELAROS) Pager 714-479-3322 Cell 714-493-0795 Primary 714-840-3785
 Agt E-Mail Yes Agt WSite ROSSANDMARY.COM
 Pnv Rmks Call Listing Agents For Quick And Easy Showings.buyers To Satisfy Sq Ft. See Virtual Tour At Rossandmary.com Agents Are Related To Seller.
 Price Excl
 Price Includes
 Occupant Owner Occupant Name Show Phone

Listing Activity

List Date 5/9/2002 Date Added 5/9/2002 Tran Date 7/2/2002 DOM 19 COE 6/29/2002 LP/SqFt \$367.92
 Org Price \$ 1,950,000 Prev Price \$ 1,950,000 Cur List Prc \$1,950,000 Off Market 5/28/2002 Comp 2.5%

Pending/Sold Information

List Price \$1,950,000 Financing Selling Terms
 Cont Price \$ 1775000 SP/SqFt \$ 334.90 Begin Escrow 5/28/2002 COE 6/29/2002
 Sold Price \$ 1,775,000 Sold/List 91% DOM 19

Sell Office/Agent Info

Sell Office Firmin D. Boul, Broker(H03690) Office 714-230-3600 Fax 714-230-3699 Res 562-592-2271
 Sell Agent Firmin Boul (HBoulFIR) Pager 000-0000 Cell V-Mail 000-0000
 Agt E-Mail Yes Agt WSite

Eileen Herman
SFR Detached RES Closed Sale

Residential
16582 Ensign Cir

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 6



Northwest Huntington Beach (17) Zip 92649-2122 TGNO 827A7
XSTS N/Warner, W/Saybrook Aenal Map

Price \$2,050,000*

S499533 Media: 6 Builder Tract Humbolt Island (HHUM)
Bed 5 Model Custom (0)
Baths 4.5 Style Mediterranean Stories Three or More Levels Floor
View Water View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
ASqFt 4,986 Taped YrBlt 1968 Assessor Land Fee
ALotSize 4,930 Assessor Dim 58x85 Acres 0.11
Prkg Garage Attached Spc Cprt RV Acc Range \$ No
Garage 3 A Rem

Stunning waterfront estate, 5 bedrooms, 4.5 baths, stadium seatings movie theatre, granite center island kitchen with state of the art appliances including Subzero and select maple cabinetry, waterfront great room with fireplace, master suite with retreat, jacuzzi tub and dual closets, office, craft room, music room, private boat dock can accommodate up to an approximate 58 foot yacht.
Directions

Rooms

Bedrooms Master Bedroom Retreat, Master Suite Living Rm Living Room
Kitchen Dining Living Room, Other Dining
Total Baths 4.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other Den/Office, Family Room, Inside Laundry, Separate Family Room

Amenities

Pool No Pool Spa No Spa
Appliances Built-In Gas Range, Dishwasher, Microwave, Refrigerator TV Water Heater Security Firepl Living Room / Uses Both Gas & Wood Other Dock Private, Home Theater, Turnkey
High or Mid-Rise Amenities
Interior/Exterior/Structural
Heating Forced Air Cooling No Air Conditioning Floors Other, Wall-to-Wall Carpet
Disability Access
Roof Concrete Tile Entry Location Ground Level - no steps Common Walls Exterior Construction Stucco Doors/Windows Patio Deck(s)
Cond Plumbing Sprinklers

Lot/Community/Association

APNO 178-053-39 Zoning Lot/Block/Tract 1771/5481 City Inspection Required No Mello Roos No
Lot Water Front Sewer In, Connected & Paid Legal CC&RS Water District/Public Water District Junior Marine View Yard Other Fencing High Sch Marina
HS Dist Huntington Beach Union High School District Amenities Elemen Harbour View
Units Other Association Fees HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan Special Conditions None
Private Transfer Taxes No Interest %
1st TD \$ 2nd TD \$

List Office/Agent Info

List Office First Team Real Estate (1549) Office 714-536-9292 Fax 714-536-7618 Res 714-846-4291
List Agent Sean Stanfield (hstanfse) Pager 714-421-3377 Cell Primary 714-536-9292
Agt E-Mail Yes Agt WSite www.seanstanfield.com
Pvt Rmks Call Michelle to show ... 714-396-5498
Price Excl
Price Includes
Occupant Owner Occupant Name owner Show Phone

Listing Activity

List Date 8/1/2007 Date Added 8/1/2007 Tran Date 12/19/2007 DOM 110 COE 12/17/2007 LP/SqFt \$451.26
Org Price \$ 2,275,000 Prev Price \$ 2,475,000 Cur List Prc \$2,250,000 CDOM 363 Off Market 11/19/2007 Comp 2.5%

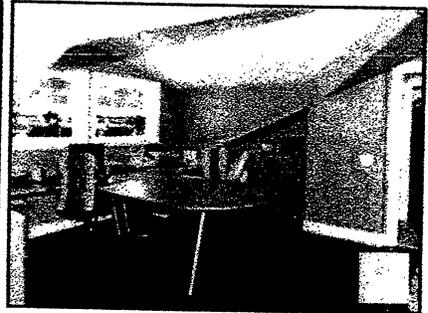
Pending/Sold Information

List Price \$2,250,000 Financing Conventional Selling Terms Standard Sale
Cont Price \$ 2,050,000 SP/SqFt \$ 411.15 Begin Escrow 11/19/2007 COE 12/17/2007
Sold Price \$ 2,050,000 Sold/List 91% DOM 110

Sell Office/Agent Info

Sell Office First Team Real Estate(1549) Office 714-536-9292 Fax 714-536-9088 Res 714-846-4291
Sell Agent Sean Stanfield (HSTANFSE) Pager 000-0000 Cell V-Mail 000-0000
Agt E-Mail Yes Agt WSite

MLS# S489533 - 16582 Ensign



The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals. Copyright SoCalMLS.

Eileen Herman

SFR Detached RES Closed Sale

Residential
16861 Bolero Ln

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 7



Northwest Huntington Beach (17)

Zip 92649-3027

TGNO 827A7

Price \$3,078,000

XSTS Davenport/Algonquin

Aerial Map

S470825 Media 19 Builder Tract Davenport Island (HDAV)
 Bed 5 Model (0)
 Baths 6 Style Stories Three or More Levels Floor
 View Harbor View, Mountain View, Ocean View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ASqFt 6,429 Assessor YrBR 1969 Assessor Land Fee
 ALotSize 5,600 Assessor Dm 56x100 Acres 0.13
 Prkng
 Garage 2 Rem Spc Cpvt RV Acc Range S: No

Unique Custom-built Waterfront Home w/55 private dock. One of a kind design 3 story high ceiling great room w/breathtaking open wood beam ceilings. Magnificent main channel & ocean view. 3rd floor sundeck, huge master suite w/forever view. Great recreation room w/english pub, rich wood library. Media room w/ wall to wall built-in entertainment ctr & indoor spa. Lge kitchen w/ granite counter tops, 6 burner stove & built-in refrigerator/freezer. Downstairs bedroom w/full bath overlooking main channel Directions

Rooms

Bedrooms Main Floor Bedroom, Master Bedroom Retreat
 Kitchen Living Rm Living Rm Entrance
 Dining Breakfast Counter/Bar, Dining Ell, Formal Dining Rm
 Total Baths 6 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Bonus Room, Den/Office, Family Room, Great Room, Guest House/Casita, Individual Laundry Room, Jack & Jill, Library, Separate Family Room, Storage Space, Utility Room, Wine Cellar

Amenities

Pool No Pool Spa Private Spa, Fiberglass
 Appliances Built-In Gas Range, Convection Oven, Dishwasher, Freezer, Garbage Disposal, Gas Dryer Hook Up, Microwave, TV Freq Family Room, Living Room, Master Bedroom, Master Bedroom Retreat / Other
 Refrigerator, Trash Compactor Water Heater Other Dock Private, Home Warranty Plan, Wet Bar
 High or Mid-Rise Amenities

Interior/Exterior/Structural

Heating Forced Air Cooling Ceiling Fan(s) Floors Ceramic Tile, Concrete Slab, Wall-to-Wall Carpet
 Interior Misc Cathedral-Vaulted Ceilings, Custom Window Covering, Window Blinds, Window Shutters
 Disability Access
 Roof Concrete Tile Entry Location Common Walls Exterior Construction Patio
 Cond Plumbing Partial Copper Plumbing Doors/Windows

Lot/Community/Association

APNO 178-315-49 Zoning Lot/Block/Tract 50/5264 City Inspection Required Mello Roos No
 Lot Lot Level-Flat, Water Front Legal CC&RS Water District Junior Marine View Yard
 Sewer In, Connected & Paid Water District/Public Elemen Harbour View high Sch Marina
 HS Dist Huntington Beach Union High School District
 Amenities
 Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees Land Lse/Yr \$
 Land Fee

Financial Information

Terms Cash To New Loan
 Private Transfer Taxes No Special Conditions None
 1st TD \$ Interest % 2nd TD \$ Interest %

List Office/Agent Info

List Office Star Real Estate Harbour Homes (H45560) Office 714-840-1031 Fax 714-846-5249 Res
 List Agent Churee Kakimoto (hkakimch) Pager 714-594-4126 Cell 714-390-6337 Primary 714-390-6337
 Agt E-Mail Yes Agt WSite

Prv Rmks A LIVE PUBLIC AUCTION will be held on the property on 3/3/07 at 1pm. The opening bid is \$2.5 million and the auction is not subject to court approval. Bidders and Brokers need to simply register prior to the auction. Bidders need to bring a \$150,000 cashiers check payable to SC Escrow. Brokers register your buyers and receive 2.5% commission prior to 3/1/07 at noon. The listing price is only an indication of the opening bid. For details call 800.290.3290 x2408 or www.PremiereEstates.com
 Price Excl PLEASE GIVE 2 HOUR NOTICE FOR SHOWINGS. CALL CHUREE 714.390.6337
 Price Includes
 Occupant Owner Occupant Name On file Show Phone

Listing Activity

List Date 1/9/2007 Date Added 1/9/2007 Tran Date 7/3/2007 DOM 53 COE: 6/22/2007 LP/SqFt \$388.86
 Orig Price \$ 2,500,000 Prev Price \$ Cur List Prc \$2,500,000 Off Market 3/3/2007 Comp 2.5%

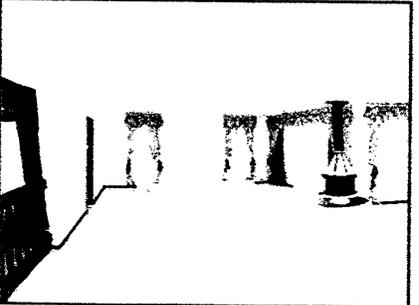
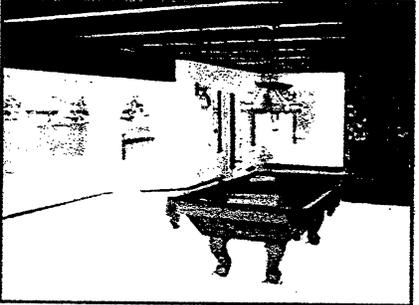
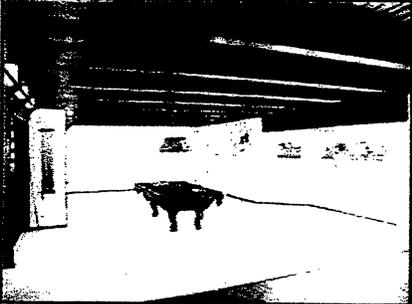
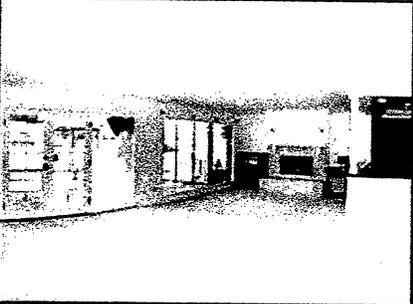
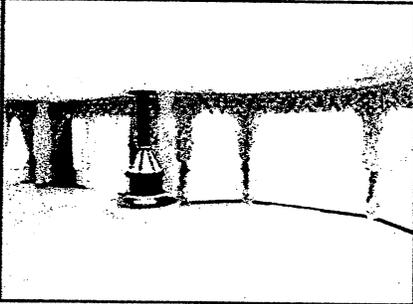
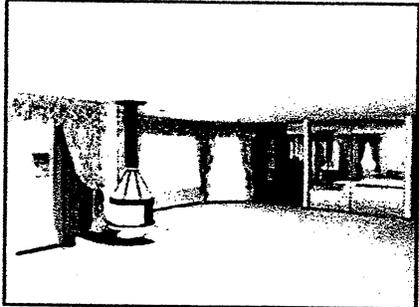
Pending/Sold Information

List Price \$2,500,000 Financing Conventional Selling Terms Auction
 Cont Price \$ 3,078,000 SP/SqFt \$ 478.77 Begin Escrow 3/3/2007 COE 6/22/2007
 Sold Price \$ 3,078,000 Sold/List 123% DOM 53

Sell Office/Agent Info

Sell Office Star Real Estate Harbour Homes (H45560) Office 714-840-1031 Fax 714-846-5249 Res
 Sell Agent Churee Kakimoto (HKAKIMCH) Pager 714-594-4126 Cell 714-390-6337 V-Mail 000-0000
 Agt E-Mail Yes Agt WSite

MLS#: S470825 - 16861 Bolero



Eileen Herman
SFR Detached

RES Closed Sale

Residential
16731 Carousel Ln

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Price \$2,650,000

Ref: 8



Northwest Huntington Beach (17)

Zip 92649-

TGNO 827BZ

XSTS N/warner Wisaybrook

Aerial Map

S331541 Media: 1 Builder Tract (HHUM)
Bed 4 Model (0)
Baths 5.5 Style Stones Three or More Levels Floor
View Harbor View, Panoramic View, Water View, View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
ASqFt 4,500 Estimated YrBlt 1990 Landlord/Tenant/Seller Land Fee
ALotSize 0 Dim Acres
Prkng Garage Door Opener
Garage 2 Rem Spc Cprt RV Acc Range \$: No

Hm Buying Is Becoming Essential To Todays Discriminating Buyer. This Main Channel Custom Built French Tudor Hm Sits 87ft On The Water With A Private 60ft Boat Dock Plus Docking Accommodations To 120ft Magnificent Water Views Frm All Rms. Three Stories Bonus Rm W/Firepic-Full Entertainment Bar. Master Suite Inclc His/Hers Bths & Fantastic Excercise Rm Equiped W/Jacuzzi-Spa Directions

Rooms

Bedrooms Main Floor Bedroom Living Rm Living Room
Kitchen Dining Family Room, Formal Dining Rm, Breakfast Nook
Total Baths 5.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other Family Room, Inside Laundry, Atrium, Bonus Room, Den/Office, Separate Family Room

Amenities

Pool No Pool Spa No Spa TV Water Heater Firepl
Appliances High or Mid-Rise Amenities Water Security Other Dock Private, Turnkey

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Ceramic Tile, Marble, Wall-to-Wall Carpet, Wood
Interior Misc Cathedral-Vaulted Ceilings Disability Access
Roof Concrete Tile, Fire Retardant Cond Structural Other Custom Built Entry Location Plumbing Spnklers Common Walls Exterior Construction Doors/Windows Pato Brick, Covered Pato, Other, Pato

Lot/Community/Association

APNO 178-053-011 Zoning R1 Lot/Block/Tract 178/99507
Lot Water Front, LOTD803 Sewer In, Connected & Paid Water District/Public City Inspection Required Mello Roos No
HS Dist Huntington Beach Union High School District Amenities Junior Water District Yard Yard, Other Fencing
Units 1 HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash, Cash To New Loan Special Conditions None 2nd TD \$ Interest %
Private Transfer Taxes No Interest %

List Office/Agent Info

List Office First Team Real Esta (H07600) Office 714-848-8080 Fax Res
List Agent Grossman, Tina (HGROSST1) Pager 000-0000 Cell Primary 714-960-2136
Agt E-Mail Yes Agt WSite
Pvt Rmks & Sauna Rm, Elegant Din/Liv Rm W/Designer Crystal Chandelier, Hg. Fam/Rm W/ Entertainment Big Screen Tv & Surround Stero. Too Many Wonderful Amenities Mention. Call Tina For Your Private Showing, Agent Related To Seller.
Pnce Excl
Pnce Includes
Occupant Owner Occupant Name Show Phone

Listing Activity

List Date 10/2/2003 Date Added 10/2/2003 Tran Date 4/5/2004 DOM 112 COE: 4/1/2004 LP/SqFt \$655.55
Org Pnce \$ 2,950,000 Prev Pnce \$ 2,950,000 Cur List Prc \$2,950,000 Off Market 1/22/2004 Comp 2.5%

Pending/Sold Information

List Price \$2,950,000 Financing Conventional Selling Terms
Cont Pnce \$ 2,950,000 SP/SqFt \$ 588.88 Begin Escrow 1/22/2004
Sold Price \$ 2,650,000 Sold/List 90% COE 4/1/2004
DOM 112

Sell Office/Agent Info

Sell Office First Team Real Estate (I549) Office 714-536-9292 Fax 714-536-9088 Res 714-846-4291
Sell Agent Sean Stanfield (HSTANFSE) Pager 000-0000 Cell V-Mail 000-0000
Agt E-Mail Yes Agt WSite

Eileen Herman
SFR Detached RES Closed Sale

Residential
16571 Carousel Ln

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 9

Northwest Huntington Beach (17)

Zip 92649-2115

TGNO 827A7

Price \$2,800,000*

XSTS Humbolt Island

Aerial Map 



S373163 Media: 10 Builder Tract Other (OTHR)
Bed 4 Model (0)
Baths 4 Style Stones Three or More Levels Floor
View Harbor View, Marina View, Panoramic View, Water View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
ASqFt 4,369 Assessor YrBlt 1969 Assessor Land Fee
ALotSize 5,000 Assessor Dim 50x100 Acres 0.11
Prkng Carport, Driveway, Garage Detached, Garage Door Opener
Garage 2 D Rem 1 Spc Cprt RV Acc Range \$: No

Panoramic harbor views in 3 directions. Elegant stairway entry with skylight. Spacious bedrooms with views from the master retreat. 3rd floor library, enclosed sunroom, and game room. 5 fireplaces. Private office and loft. 50' boat dock directly behind. Wood flooring and trim. Fully tiled kitchen. Location, Location, Location!!
Directions

Rooms

Bedrooms Main Floor Bedroom, Master Bedroom Retreat Living Rm Living Room
Kitchen Dining Breakfast Counter/Bar, In Kitchen, Living Room
Total Baths 4 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other Individual Laundry Room

Amenities

Pool No Pool Spa No Spa
Appliances Built-In Gas Range, Dishwasher, Garbage Disposal, Gas/Elec Dryer Hook Up, Microwave TV Cable TV Firepl Family Room, Living Room, Master Bedroom, Other / Uses Both Gas & Wood
High or Mid-Rise Amenities Water Heater Other Dock Private, Home Warranty Plan Security Security System - Owned

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Ceramic Tile, Concrete Slab, Wall-to-Wall Carpet, Wood
Interior Misc Cathedral-Vaulted Ceilings, Window Blinds, Window Drapes-Curtains
Disability Access
Roof Spanish Clay Tile Entry Location Common Walls
Cond Plumbing Full Copper Plumbing Exterior Construction Pato Enclosed Patio, Patio
Structural Other 220V In Laundry, Termite Clearance Doors/Windows Skylights

Lot/Community/Association

APNO 178-041-06 Zoning Lot/Block/Tract 133/5481
Lot Water Front Legal City Inspection Required Mello Roos No
Sewer Assessments HS Dist Huntington Beach Union High School District Water District/Public Junor Yard
Amenities High Sch
Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Other Association: Fees
Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan
Private Transfer Taxes No Special Condbns None 2nd TD \$ Interest %
1st TD \$ Interest %

List Office/Agent Info

List Office **Weilmark & Associates** (H07710) Office 714-969-9400 Fax 000-0000 Res
List Agent **Mark Welker** (hwelkmar) Pager 000-0000 Cell 714-878-5499 Primary 714-969-9400
Agt E-Mail **Yes** Agt WSite **www.weilmark.com**
Prv Rmks Please call first. Owner would like to close after 12/31/04.
Price Excl
Price Includes
Occupant Owner Occupant Name CLA Show Phone 714-878-5499

Listing Activity

List Date 10/1/2004 Date Added 10/1/2004 Tran Date 1/6/2005 DOM 60 COE: 1/5/2005 LP/SqFt 5675.21
Org Price \$ 3,050,000 Prev Price \$ Cur List Prc \$2,950,000 Off Market 11/30/2004 Comp 1%

Pending/Sold Information

List Price \$2,950,000 Financing Conventional Selling Terms
Cont Price \$ 2,800,000 Begin Escrow 11/30/2004 COE 1/5/2005
Sold Price \$ 2,800,000 SP/SqFt \$ 640.88 Sold/List 95% DOM 60

Sell Office/Agent Info

Sell Office **Realty Benefit**(1526) Office 949-461-7900 Fax 949-461-7913 Res 949-000-0000
Sell Agent **Kurt Beck** (SBECKKUR): Pager 949-874-0625 Cell 949-874-0625 V-Mail 949-461-7900
Agt E-Mail **Yes** Agt WSite **www.KBNJ.com**

Eileen Herman
 SFR Detached RES Closed Sale Residential
 16622 Somerset Ln
 Tue, May 27, 2008 06:15 PM
 Huntington Beach (HB)
 Price \$2,900,000* Ref: 10



Northwest Huntington Beach (17) Zip 92649-
 XSTS Pch/admiralty
 Aerial Map
 TGNO 827A7

S305690 Media_3 Builder Tract (HADM)
 Bed 5 Model Custom (0)
 Baths 7.5 Style Stories Three or More Levels Floor
 View Harbor View, View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ASqFt 5,700 Landlord/Tenant/Seller YrBlt 1992 Other Land Fee
 ALotSize 6,000 Assessor Dim 60X100 Acres
 Prkg Direct Garage Access, Garage Attached, Garage Door Opener
 Garage 3 A Rem 2 Spc Cprt RV Acc Range \$: No

Fabulous Custom Leaside Main Channel Mansion With Impeccable Attention To Architectural Detail. 5 Bedroom Suites Including A Master Suite With Separate Office/Sitting Room. Fully Panelled Oak Directions
 Library. Jet Swim-Spa On Waterfront Deck. U-Shaped 50' Dock Holds 3 Boats. 6 Fireplaces. Gourmet Kitchen W/ 2 Walk-In Pantries. Great Entertaining Home.

Rooms

Bedrooms Master Bedroom Retreat, Dressing Room/Area, Master Suite, Walk-In Closet Living Rm Living Rm Entrance, Living Room
 Kitchen Dining Formal Dining Rm, Breakfast Nook
 Total Baths 7.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Family Room, Individual Laundry Room, Library, Walk-In Pantry, Den/Office, Separate Family Room

Amenities

Pool Gunite, Other Pool, Private Pool Spa Other, Private Spa TV Cable TV Firepl Living Room, Master Bedroom Retreat / Uses Both Gas & Wood
 Appliances Built-In Gas Range, Dishwasher, Freezer, Garbage Disposal, Refrigerator, Trash Compactor Water Heater Other Dock Private, Sauna Private, Wet Bar, Barbecue Private
 High or Mid-Rise Amenities Security Intercom, Security System - Owned

Interior/Exterior/Structural

Heating Forced Air Cooling Dual Floors Hardwood, Other, Wall-to-Wall Carpet
 Interior Misc Cathedral-Vaulted Ceilings
 Disability Access
 Roof Spanish Clay Tile Entry Location Common Walls
 Cond No Additions/Alter Plumbing Exterior Construction Patio Deck(s), Other, Patio
 Structural Other Custom Built, 220V In Kitchen, 220V In Laundry, Termite Clearance Doors/Windows Bay Window, Double Door Entry, Stained-Leaded Glass Window

Lot/Community/Association

APNG 178-402-002 Zoning Lot/Block/Tract 32//4677
 Lot Water Front, LOTD803 Legal In Special Study Area, LEG848 City Inspection Required Mello Roos No
 Sewer In, Connected & Paid Water District/Public Water District Junior DWYER Yard Yard, Block Wall
 HS Dist Huntington Beach Union High School District Elemen SMITH High Sch HBHS
 Amenities
 Units 1 HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees
 Land Fee Land Lse/Yr \$

Financial Information

Terms Cash To New Loan
 Private Transfer Taxes No Special Conditions None
 1st TD \$ Interest % 2nd TD \$ Interest %

List Office/Agent Info

List Office Star Real Estate (H45560) Office 714-840-1031 Fax Res
 List Agent Frick, Marilyn (HFRICKMA) Pager 000-0000 Cell Primary 714-846-0605
 Agt E-Mail Yes Agt WSite
 Priv Rmkis Buyer To Verify Square Feet, Commission Paid To Active Mis Members Only
 Price Excl
 Price Includes
 Occupant Owner Occupant Name Show Phone

Listing Activity

List Date 1/27/2003 Date Added 1/27/2003 Tran Date 3/6/2004 DOM 359 COE 3/4/2004 LP/SqFt \$587.71
 Org Price \$ 3,600,000 Prev Price \$ 3,600,000 Cur List Prc \$3,350,000 Off Market 1/21/2004 Comp 2.5%

Pending/Sold Information

List Price \$3,350,000 Financing Selling Terms
 Cont Price \$ 3,350,000 SP/SqFt \$ 508.77 Begin Escrow 1/21/2004 COE 3/4/2004
 Sold Price \$ 2,900,000 Sold/List 87% DOM 359

Sell Office/Agent Info

Sell Office First Team Real Estate (I549) Office 714-536-9292 Fax 714-536-9088 Res 714-846-4291
 Sell Agent Sean Stanfield (HSTANFSE) Pager 000-0000 Cell 1/-Mail 000-0000
 Agt E-Mail Yes Agt WSite

Eileen Herman

SFR Detached

RES

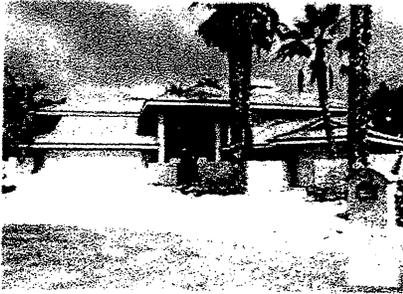
Closed Sale

Residential

3761 Nimble Cir

Tue, May 27, 2008 06:15 PM

Ref 11



Northwest Huntington Beach (17)

Zip 92649-

Huntington Beach (HB)

Price \$4,280,000

TGNO 827B5

XSTS S/Edinger, W/Saybrook

Aerial Map

S402054 Media: 10 Builder Tract (HTRI)
 Bed 6 Model Custom (0)
 Baths 5 Style Stones Three or More Levels Floor
 View Water View HOA Dues \$ 135 + \$ 0 Land Lse/Yr \$
 ASqFt 5,600 Estimated YrBlt 1977 Assessor Land Fee
 ALotSize 11,000 Assessor Dim Acres
 Prkng Garage Attached
 Garage 3 A Rem Spc Cprt RV Acc Range S: No

Trinidad Island custom, remodeled throughout, magnificent waterfront mansion overlooks stunning bay views, situated on the end of a cul de sac, large point location, 11,000 sq. ft. lot w/150 ft. straight private pebble tech pool & spa, built-in DCS BBQ and putting green. Directions

Rooms

Bedrooms Main Floor Master Bedroom, Master Suite Living Rm Living Room
 Kitchen Dining Breakfast Counter/Bar, Formal Dining Rm
 Total Baths 5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Bonus Room, Den/Office, Family Room, Inside Laundry

Amenities

Pool Private Pool, In Ground Spa Private Spa, In Ground TV Water Heater Security Firepl Living Room / Uses Both Gas & Wood Other Barbecue Private, Dock Private, Turnkey
 Appliances Dishwasher, Garbage Disposal, Refrigerator High or Mid-Rise Amenities

Interior/Exterior/Structural

Heating Forced Air Disability Access Cooling No Air Conditioning Floors Other, Wall-to-Wall Carpet
 Roof Other Cond Entry Location: Plumbing Spinkiers Common Walls Exterior Construction Patio Deck(s)
 Doors/Windows

Lot/Community/Association

APNO 178-691-05 Zoning Lot/Block/Tract 42/9168 City Inspection Required Mello Roos No
 Lot Cul-De-Sac, Water Front Legal CC&RS Water District Public Yard Other Fencing
 Sewer In, Connected & Paid Water District/Public Junior Marineview High Sch Marina
 HS Dist Huntington Beach Union High School District Elemen Harborview
 Amenities HOA-1 \$ 135 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Units Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan Special Conditions None 2nd TD \$ Interest %
 Private Transfer Taxes No Interest %
 1st TD \$

List Office/Agent Info

List Office First Team Real Estate (1549) Office 714-536-9292 Fax 714-536-7618 Res 714-846-4291
 List Agent Sean Stanfield (Hstanfse) Pager 714-416-6633 Cell Primary 714-536-9292
 Agt E-Mail Yes Agt WSite www.seanstanfield.com
 Ptv Rmks Call Michelle to show ... 714-396-5498
 Price Excl
 Price Includes
 Occupant Vacant Occupant Name vacant Show Phone

Listing Activity

List Date 6/28/2005 Date Added 6/28/2005 Tran Date 9/7/2005 DOM 39 COE, 9/7/2005 LP/SqFt \$758.93
 Ong Price \$ 4,250,000 Prev Price \$ Cur List Price \$4,250,000 Off Market 8/6/2005 Comp 2.5%

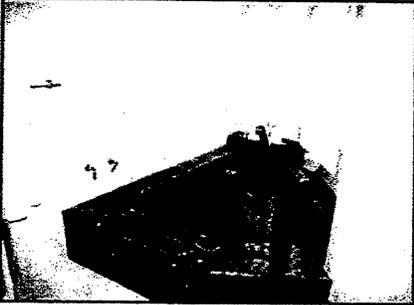
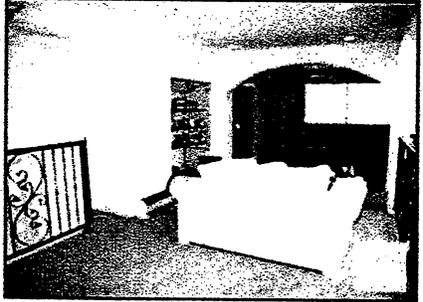
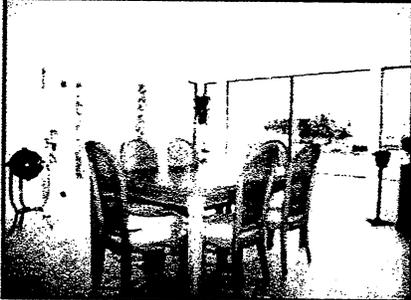
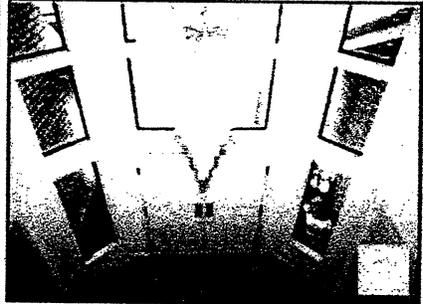
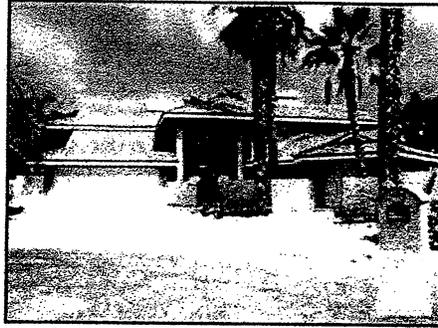
Pending/Sold Information

List Price \$4,250,000 Financing Conventional Selling Terms Standard Sale
 Cont Price \$ 4,200,000 SPS/SqFt \$ 764.29 Begin Escrow 8/6/2005 COE 9/7/2005
 Sold Price \$ 4,280,000 Sold/List 101% DOM 39

Sell Office/Agent Info

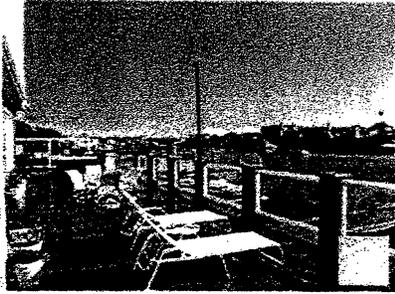
Sell Office Star Real Estate Harbour Homes(H45560) Office 714-840-1031 Fax 714-846-5249 Res 714-594-4128
 Sell Agent Jenny Buettner (HBUETTJE) Pager 000-0000 Cell 714-330-0231 V-Mail 714-594-4128
 Agt E-Mail Yes Agt WSite sterlingteam.net

MLS# S402054 - 3761 Nimble



The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals. Copyright SoCalMLS.

Eileen Herman Residential
 SFR Detached RES Closed Sale 3522 Venture Dr Tue, May 27, 2008 06:15 PM Huntington Beach (HB) Ref: 12
 Price \$4,700,000



Northwest Huntington Beach (17) Zip 92649-2536 TGNO 827AZ
 XSTS TRINIDAD/SUNDANCER Aerial Map

S432087 Media: 13 Builder Tract TRINIDAD (HTRI)
 Bed 5 Model CUSTOM (C)
 Baths 5.5 Style Stories Three or More Levels Floor
 View Harbor View, View, Water View HOA Dues \$ 50 + \$ 0 Land Lse/Yr \$
 ASqFt 5,637 Builder YrBlt 1991 Landlord/Tenant/Seller Land Fee
 A Lot Size 6,000 Assessor Dim 60x100 Acres 0.14
 Prkng Garage Attached
 Garage 3 A Rem 2 Spc Cprt RV Acc Range \$: No

Magnificent Main Channel Trinidad Custom Home. Great floorplan with over 5600 sq. ft. and large private U-shaped dock to hold 3 boats. Custom built in 1991 - perfect home for family or just entertaining. Finest quality materials, great location, great floorplan, great island, this home has it all! Too many features to mention - a must see to truly appreciate.

Directions
 Rooms
 Bedrooms Main Floor Bedroom, Walk-In Closet Living Rm Living Room
 Kitchen Dining Breakfast Nook, Formal Dining Rm
 Total Baths 5.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Bonus Room, Den/Office, Family Room, Individual Laundry Room, Laundry Area, Walk-In Pantry, Workshop

Amenities
 Pool No Pool Spa No Spa TV Cable Firepl Den, Family Room, Living Room, Master Bedroom /
 TV Uses Gas Only
 Appliances Built-In Electric Range, Convection Oven, Dishwasher, Garbage Disposal, Gas/Elec Dryer Hook Up, Refrigerator, Trash Water Heater Other Dock Private, Home Warranty Plan, Vacuum Central
 Compactor, Water Softener - Owned Security Fire Sprinklers, Security System
 High or Mid-Rise Amenities - Owned

Interior/Exterior/Structural
 Heating Forced Air, Hot Water Circulator Cooling Central Floors Ceramic Tile, Hardwood, Marble, Wall-to-Wall Carpet
 Interior Misc Window Blinds, Window Shutters Disability Access
 Roof Composition/Shingle Entry Location Common Walls Pato Balcony(s), Brick, Deck(s)
 Cond Plumbing Full Copper Plumbing Exterior Construction Doors/Windows Skylights, Stained-Leaded Glass Window
 Structural Other 220V In Laundry, Custom Built, Rain Gutters, Termite Clearance

Lot/Community/Association
 APNO 178-713-02 Zoning Lot/Block/Tract 41/9335
 Lot Lot Level-Flat, Water Front Legal CC&RS, Homeowners Association City Inspection Required Mello Roos No
 Sewer In, Connected & Paid Water District/Public Water District Yard Block Wall, Glass
 HS Dist Huntington Beach Union High School District Elemen HARBOUR VIEW Junior MARINE VIEW High Sch MARINA
 Amenities
 Units HOA-1 \$ 50 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees
 Land Fee Land Lse/Yr \$

Financial Information
 Terms Cash
 Private Transfer Taxes No Special Conditions None Interest %
 1st TD \$ 2nd TD \$

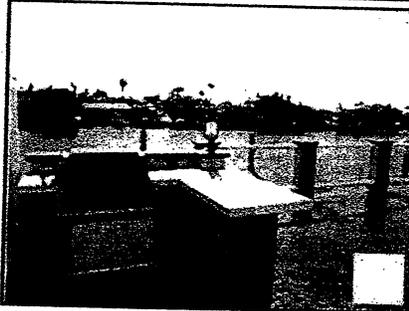
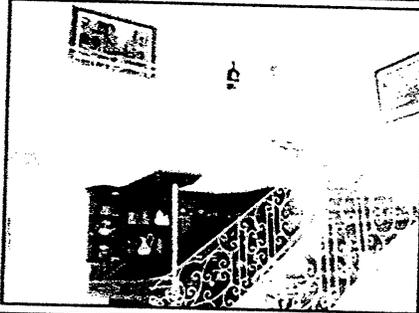
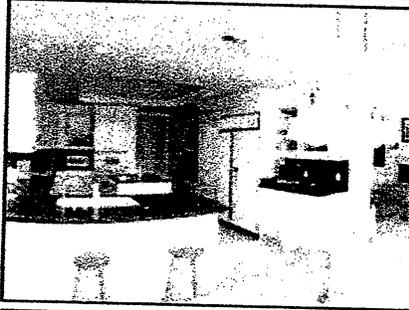
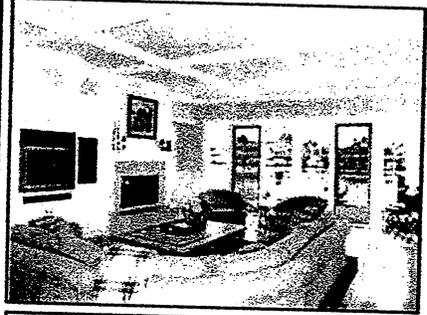
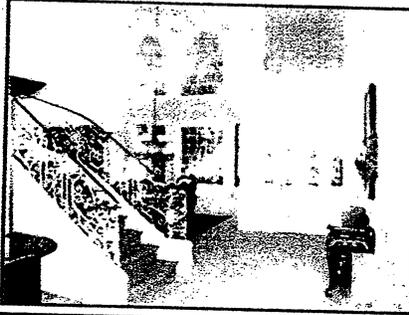
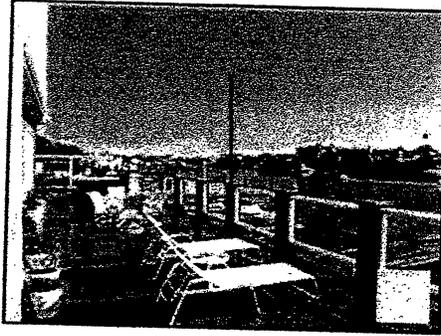
List Office/Agent Info
 List Office Star Real Estate Harbour Homes (H45560) Office 714-840-1031 Fax 562-592-3531 Res 562-592-3530
 List Agent Sandy Powers (spowesan) Pager 000-0000 Cell 714-357-1031 Primary 714-594-4129
 Agt E-Mail Yes Agt WSite www.thepowerteam.net
 Priv Rmks CO-LISTED WITH 'THE POWERS TEAM' STEVE, SANDY & TOM. COMMISSION PAID TO ACTIVE MLS AGENTS ONLY
 Price Excl
 Price Includes
 Occupant Owner Occupant Name OWNER Show Phone

Listing Activity
 List Date 3/18/2006 Date Added 3/18/2006 Tran Date 6/30/2006 DOM 91 COE: 6/30/2006 LP/SqFt 5886.11
 Org Price \$ 4,995,000 Prev Price \$ Cur List Prc \$4,995,000 Off Market 6/17/2006 Comp 2%

Pending/Sold Information
 List Price \$4,995,000 Financing Conventional Selling Terms Standard Sale
 Cont Price \$ 4995000 SP/SqFt \$ 833.78 Begin Escrow 6/17/2006 COE 6/30/2006
 Sold Price \$ 4,700,000 Sold/List 94% DOM 91

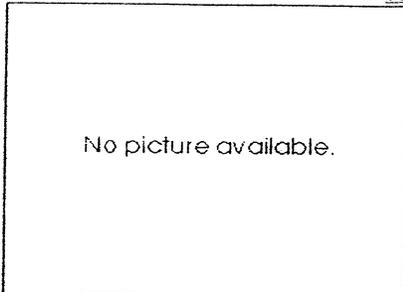
Sell Office/Agent Info
 Sell Office Star Real Estate Harbour Homes(H45560) Office 714-840-1031 Fax 562-592-3531 Res 562-592-3530
 Sell Agent Sandy Powers (SPOWESAN) Pager 000-0000 Cell 714-357-1031 V-Mail 000-0000
 Agt E-Mail Yes Agt WSite www.thepowerteam.net

MLS# S432087 - 3522 Venture



The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not

Eileen Herman Residential Tue, May 27, 2008 06:15 PM Ref: 13
 SFR Detached RES Cancelled 16391 Ardsley Cir Huntington Beach (HB) Price \$2,220,000



Northwest Huntington Beach (17) Zip 92649- TGNO 827B7
 XSTS Edinger / Bolsa Chica Aerial Map

P232998 Media: 0 Builder: Tract Humbolt Island (HHUM)
 Bed 6 Model Custom (*)
 Baths 5 Style Stories Three or More Levels Floor
 View Marina View, View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ASqFt 5,200 Estimated YrBlt 1998 Landlord/Tenant/Seller Land Fee
 ALotSize 6,000 Estimated Dim Acres
 Prkg Garage Attached, Garage Door Opener
 Garage 3 A Rem 2 Spc 4 Cprt RV Acc Range S: No

Waterfront Mansion W/dock For 65' Boat, View Of Christiana Bay, Cul-de-sac Location On Humbolt Island, Light Bright Contemporary Interior, Vaulted Ceilings, Huge Master W/fireplace + Dual Showers, Extensive Use Of Granite, Chefs Island Kitchen W/wine Cooler, 2 Microwaves, Warming Drawer & Sub Zero, 3 Fireplaces, Extensive Cabinetry In Workshop, *furnishings Available* Directions

Rooms

Bedrooms Master Bedroom Retreat, Dressing Room/Area, Master Suite, Walk-In Closet Living Rm Living Rm Entrance, Living Room
 Kitchen Dining Eating Area, Formal Dining Rm, Breakfast Nook
 Total Baths 5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Family Room, Individual Laundry Room, Attic, Workshop, Den/Office, Separate Family Room

Amenities

Pool No Pool Spa No Spa TV Cable TV Firepl Family Room, Master Bedroom / Uses Both Gas & Wood
 Appliances Built-In Electric Range, Dishwasher, Freezer, Garbage Disposal, Gas Dryer Hook Up, Microwave, Water Heater Other Dock Private, Wet Bar
 Refrigerator Security Fire Sprinklers, Intercom, Security System - Owned
 High or Mid-Rise Amenities

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Ceramic Tile, Concrete Slab, Wall-to-Wall Carpet
 Disability Access
 Entry Location Common Walls
 Roof Rock/Stone Plumbing Full Copper Plumbing Exterior Construction Pato Concrete Slab, Patio
 Cond Sprinklers Front, Side and Rear, Sprinkler Timer Doors/Windows French Doors, Garden Window, Stained-Leaded Glass Window
 Structural Other 220V In Laundry

Lot/Community/Association

APNO 178-062-030 Zoning Lot/Block/Tract 230/#5481 City Inspection Required Mello Roos No
 Lot Water Front, LOTD803 Legal Water District/Public Water District Junior Yard Yard, Block Wall
 Sewer In Street Paid HS Dist Call LJO Amenities High Sch
 Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash, Cash To New Loan Special Conditions None
 Private Transfer Taxes No Interest %
 1st TD \$ 2nd TD \$ Interest %

List Office/Agent Info

List Office Cret (PB5707) Office 949-348-3981 Fax Res
 List Agent Rossignol, Tony (ZROSSON) Pager Primary 949-348-3981
 Agt E-Mail Yes Agt WSite
 Priv Rmks Call Seller To Set Appointments.
 Price Excl
 Price Includes
 Occupant Owner Occupant Name Show Phone

Listing Activity

List Date 3/24/2001 Date Added 3/24/2001 Tran Date 10/1/2001 DOM 191 COE 10/1/2001 LP/SqFt \$426.92
 Org Price \$ 2,220,000 Prev Price \$ 2,220,000 Cur List Price \$2,220,000 Off Market 10/1/2001 Comp 3%

Eileen Herman
SFR Detached RES Cancelled

Residential
3342 Bounty Cir

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)
Zip 92649-2806
XSTS Admiralty/Channel

Ref: 16
Price \$3,495,000
TGNO 826JZ
Aerial Map 



Northwest Huntington Beach (17)

U7002332 Media: 11 Builder Tract Admiralty Island (HADM)
Bed 3 Model (0)
Baths 4 Style Contemporary/Modern Stones Three or More Levels Floor of 3
View Back Bay View, Bay View, Catalina Island View, Harbor View, Ocean View, Panoramic View, View, HOA Dues \$ 0 + Land Lse/Yr \$ 0 \$
ASqFt 4,450 Assessor YrBit 1963 Assessor Land Fee
ALotSize 5,913 Assessor Dim 73x81 Acres 0.14
Prking Garage Attached
Garage 2 A Rem Spc Cprt RV Acc Range S: No

Exceptional bay front residence with 100 foot side-tie boat dock. Gourment kitchen, formal dining and living room, water view family room with full bar, sculpted waterfront pool. The master suite is the entire second story with a gigantic bedroom with fireplace and sitting area, a beautiful master bath with steam shower and sepearte spa tub, a large walk-in closet, plus an office with access to the lanai. Two large view decks, an indoor sauna, tropical landscaping. Cul de sac, steps to ocean.
Directions

Rooms

Bedrooms Master Bedroom Retreat, Master Suite Living Rm Living Rm Entrance
Kitchen Dining Formal Dining Rm
Total Baths 4 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other

Amenities

Pool Private Pool Spa No Spa TV Firepl Family Room, Living Room, Master Bedroom Retreat / Uses Both Gas & Wood
Appliances Water Heater Other Boat Slip, Dock Private, Wet Bar
High or Mid-Rise Amenites Security Security System - Owned

Interior/Exterior/Structural

Heating Forced Air Cooling Central Floors Marble, Wall-to-Wall Carpet
Disability Access
Roof Concrete Tile Entry Location Ground Level - no steps Common Walls
Cond Plumbing Sprnklers Front and Rear Exterior Construction Brick and Wood
Doors/Windows Stained-Leaded Glass Window Patio Balcony(s), Deck(s), Lanai

Lot/Community/Association

APNO 178-431-20 Zoning Lot/Block/Tract 21//4499
Lot Legal In Flood Zone City Inspection Required No Mello Roos No
Sewer In Street Paid Water District/Public Water District Junior Dwyer Yard Other Fencing
HS Dist Huntington Beach Union High School District Elemen Smith High Sch HB High
Amenites
Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Other Association Fees Land Fee HOA Phone

Financial Information

Terms Cash, Cash To New Loan
Private Transfer Taxes No Special Conditions None
1st TD \$ Interest % 2nd TD \$ Interest %

List Office/Agent Info

List Office **COLDWELL BANKER PREVIEWS INTERNATIONAL (U6038)** Office 949-644-9060 Fax 714-846-1415 Res 714-846-0938
List Agent **ROBIN GRAY (u11014)** Pager Cell Cell Pnmary 562-592-2946
Agt E-Mail Yes Agt WSite www.robingray.com
Prv Rmks Agents: The seller has decided to withdraw from the market for the present time. If you have a qualified buyer who you think this property would work for, give me a call at 562-592-2946 and I will make arrangements to show it. Thank you.
Price Excl
Price Includes
Occupant Owner Occupant Name Call Robin Gray Show Phone 562-592-2946

Listing Activity

List Date 5/31/2007 Date Added 5/31/2007 Tran Date 10/3/2007 DOM 125 COE: 10/3/2007 LP/SqFt \$785.39
Org Price \$ 3,495,000 Prev Price \$ Cur List Prc \$3,495,000 CDOM 125 Off Market 10/3/2007 Comp 2.5%

Eileen Herman
SFR Detached

RES Cancelled

Residential
3761 Nimble Cir

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 17



Northwest Huntington Beach (17)

Zip 92649-

TGNO 827B6

XSTS Trinidad

Aerial Map

Price \$3,750,000

S303425 Media 1 Builder Tract (HTRI)
Bed 6 Model Custom (0)
Baths 5 Style Stones Three or More Levels Floor
View Water View, View HOA Dues \$ 100 + \$ 0 Land Lse/Yr \$
ASqFt 5,600 Estimated YrBlt 1977 Assessor Land Fee
ALotSize 11,000 Assessor Dim Acres 0
Prking Direct Garage Access, Garage Attached
Garage 3 A Rem Spc Cprt RV Acc Range \$: No

Totally Remodeled T/O, Magificent Waterfront Mansion Overlooks Excellent Bay Views, Situated On End Of Cds, Point Location, 12000 Sq. Ft. Lot W/ 150 Ft. Straight Boat Dock, Pebble Tech Pool & Spa, B/I Dcs Bbq, Putting Green, Travertine, Columns, Custom Lighting, Schoenbeck Chandeliers, New Granite Gourmet Kitchen, Downstairs Master Suite
Directions

Rooms

Bedrooms Main Floor Master Bedroom, Master Suite Living Rm Living Rm Entrance, Living Room
Kitchen Dining Eating Area, Formal Dining Rm
Total Baths 5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc

Other Family Room, Great Room, Guest-Maid Quarters, Individual Laundry Room, Library, Wine Cellar, Bonus Room, Den/Office, Separate Family Room, Basement - Full

Amenities

Pool Private Pool Spa Private Spa
Appliances Dishwasher, Garbage Disposal, Microwave, Refrigerator TV Water Heater
High or Mid-Rise Amenities Security Firepl Living Room, Master Bedroom
Other Dock Private, Turnkey

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Wall-to-Wall Carpet
Interior Misc Cathedral-Vaulted Ceilings Disability Access
Roof Other Entry Location Common Walls
Cond No Additions/Alter Plumbing Exterior Construction Patio Deck(s), Patio
Structural Other Custom Built, Termite Clearance Doors/Windows Bay Window, French/Mullioned Windows

Lot/Community/Association

APNO 178-691-005 Zoning R1 Lot/Block/Tract 42/9168
Lot Cul-De-Sac, Water Front, LOTD803 Legal Homeowners Association, LEG795, LEG848
Sewer In, Connected & Paid Water District/Public City Inspection Required Mello Roos No
HS Dist Huntington Beach Union High School District Elemen HRBRVW Junior MRNVW Yard Yard, Other Fencing
Amenities High Sch MARINA
Units 1 HOA-1 \$ 100 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan
Private Transfer Taxes No Special Conditions None 2nd TD \$ Interest %
1st TD \$ Interest %

List Office/Agent Info

List Office First Team Real Esta (1549) Office 714-536-9292 Fax Res
List Agent Stanfield, Sean (HSTANFSE) Pager 714-416-6633 Cell Pnmary 714-846-4291
Agt E-Mail Yes Agt WSite www.seanstanfield.com
Priv Rmks Call Sean To Show...714-416-6633 Or Michelle...714-396-5498
Price Excl
Price Includes
Occupant Owner Occupant Name Show Phone

Listing Activity

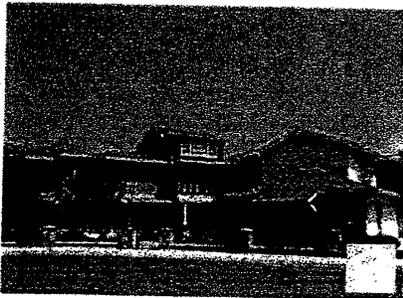
List Date 1/3/2003 Date Added 1/3/2003 Tran Date 4/26/2004 DOM 479 COE: 4/26/2004 LP/SqFt \$669.64
Org Price \$ 3,750,000 Prev Price \$ 3,750,000 Cur List Prc \$3,750,000 Off Market 4/26/2004 Comp 3%

Eileen Herman
SFR Detached RES Cancelled

Residential
16602 Nalu Cir

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 18



Northwest Huntington Beach (17) Zip 92649-3075 Price \$3,795,000*
XSTS N/Warner, W/Warner TGNO 82787
Aerial Map

S437682 Media: 16 Builder Tract Custom (HDAV)
Bed 4 Model Custom (0)
Baths 5 Style Stories Three or More Levels Floor
View Water View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
ASqFt 4,897 Assessor YrBlt 1966 Assessor Land Fee
ALotSize 6.428 Assessor Dim Acres 0.15
Prkng Garage Attached
Garage 3 A Rem Spc Cprt RV Acc Range \$ No

Custom Davenport Island mansion, completely restored to timeless perfection, formal living & dining rooms, custom granite kitchen with cherry cabinets, Subzero, Viking stove, luxurious marble master bath, central vacuum, music throughout, 3rd story workroom, large walk-in closets, pecan hardwood floors, built-in cabinetry in 3 car garage, private dock, 85.7 feet of water frontage.
Directions

Rooms

Bedrooms Master Suite, Walk-In Closet Living Rm Living Room
Kitchen Dining Formal Dining Rm
Total Baths 5 Full Baths 3 1/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other Den/Office, Family Room, Inside Laundry

Amenities

Pool No Pool Spa No Spa
Appliances Dishwasher, Garbage Disposal, Water Softener - Owned TV Water Heater Firepl Living Room / Uses Both Gas & Wood
High or Mid-Rise Amenities Security Other Dock Private, Turnkey, Vacuum Central

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Other, Wall-to-Wall Carpet
Disability Access Entry Location Plumbing Common Walls
Roof Other Cond Sprinklers Exterior Construction Patio Deck(s)
Doors/Windows French Doors

Lot/Community/Association

APNO 178-381-11 Zoning Lot/Block/Tract 27//5050 City Inspection Required Mello Roos No
Lot Water Front Legal Water District/Public Water District Junior Marine View Yard Other Fencing
Sewer In, Connected & Paid HS Dist Huntington Beach Union High School District Elemen Harbour View High Sch Marina
Amenities Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan Special Conditions None
Private Transfer Taxes No Interest % 2nd TD \$ Interest %
1st TD \$

List Office/Agent Info

List Office First Team Real Estate (1549) Office 714-536-9292 Fax 714-536-7618 Res 714-846-4291
List Agent Sean Stanfield (hstanfse) Pager 714-416-6633 Cell Primary 714-536-9292
Agt E-Mail Yes Agt WSite www.seanstanfield.com

Pvt Rmks Call Michelle to show ... 714-396-5498
Price Excl
Price Includes
Occupant Owner Occupant Name owner Show Phone

Listing Activity

List Date 4/27/2006 Date Added 4/27/2006 Tran Date 1/25/2007 DOM 259 COE: 1/25/2007 LP/SqFt \$774.96
Org Price \$ 4,395,000 Prev Price \$ 4,145,000 Cur List Prc \$3,795,000 Off Market 1/25/2007 Comp 2.5%

Eileen Herman

SFR Detached

RES

Cancelled

Residential

3761 Nimble Cir

Tue, May 27, 2008 06:15 PM

Ref: 19

Huntington Beach (HB)

Price \$4,000,000*



Northwest Huntington Beach (17)

Zip 92649-

TGNO 827B6

XSTS Siedinger/ Trinidad

Aerial Map

S349698 Media: 1 Builder Tract (HTRI)
 Bed 6 Model Custom (0)
 Baths 5 Style Stories Three or More Levels Floor
 View Water View, View HOA Dues \$ 135 + \$ 0 Land Lse/Yr 5
 ASqFt 5,600 Estimated YrBlt 1977 Assessor Land Fee
 ALotSize 11,000 Assessor Dim Acres 0
 Prkng Direct Garage Access, Garage Attached, Garage Door Opener
 Garage 3 A Rem Spc Cprt RV Acc Range S: No

Totally Remodeled T/O, Magnificent Waterfront Mansion Overlooks Stunning Bay Views, Situated On End Of Cds, Lrg. Point Location, 12000 Sq. Ft. Lot W/150 Ft. Straight Boat Dock, Pebble Tech Pool & Spa, Bl Dcs Bbq, Putting Green, Travertine, Columns, Custom Lighting, Schoenbeck Chandeliers, New Granite Gourmet Kitchen, Downstairs Master Suite, Courtyard Entry Directions

Rooms

Bedrooms Main Floor Master Bedroom, Master Bedroom Retreat, Master Suite Living Rm Living Rm Entrance, Living Room
 Kitchen Dining Eating Area, Formal Dining Rm
 Total Baths 5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc

Other Family Room, Great Room, Guest-Maid Quarters, Individual Laundry Room, Library, Wine Cellar, Bonus Room, Den/Office, Separate Family Room, Basement - Full

Amenities

Pool Private Pool Spa Private Spa TV Water Heater Firepl Living Room, Master Bedroom
 Appliances Dishwasher, Garbage Disposal, Microwave, Refrigerator Security Other Dock Private, Turnkey
 High or Mid-Rise Amenities

Interior/Exterior/Structural

Heating Forced Air Floors Other, Wall-to-Wall Carpet
 Interior Misc Cathedral-Vaulted Ceilings Cooling No Air Conditioning
 Disability Access
 Roof Other Common Walls Pato Deck(s), Patio
 Cond No Additions/Alter Entry Location Exterior Construction Doors/Windows Bay Window, French/Mullioned Windows
 Structural Other Custom Built, Termite Clearance Sprinklers

Lot/Community/Association

APNO 178-691-005 Zoning R1 Lot/Block/Tract 42/9168
 Lot Cul-De-Sac, Water Front, LOTD803 Legal Homeowners Association, LEG795, LEG848
 Sewer In, Connected & Paid Water District/Public City Inspection Required Mello Roos No
 HS Dist Huntington Beach Union High School District Elemen HARBORVIEW Junior MARINEVIEW High Sch MARINA
 Amenities
 Units 1 HOA-1 \$ 135 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees
 Land Fee Land Lse/Yr 5 HOA Phone

Financial Information

Terms Cash To New Loan
 Private Transfer Taxes No Special Condnns None 2nd TD \$ Interest %
 1st TD \$ Interest %

List Office/Agent Info

List Office First Team Real Esta (1549) Office 714-536-9292 Fax Res
 List Agent Stanfield, Sean (HSTANFSE) Pager 714-416-6633 Cell Primary 714-846-4291
 Agt E-Mail Yes Agt WSite seanstanfield.com
 Priv Rmks Call Sean To Show...714-416-6633 Or Michelle...714-396-5498
 Price Excl
 Price Includes
 Occupant Owner Occupant Name Show Phone

Listing Activity

List Date 4/26/2004 Date Added 4/26/2004 Tran Date 6/4/2004 DOM 39 COE 6/4/2004 LP/SqFt \$714.28
 Org Price \$ 3,750,000 Prev Price \$ 3,750,000 Cur List Prc \$4,000,000 Off Market 6/4/2004 Comp 3%

Eileen Herman
SFR Detached RES Withdrawn

Residential
4002 S Ondine Cir

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Price \$4,195,000

Ref: 20



Northwest Huntington Beach (17)

Zip 92649-3014

TGNO 827B7

XSTS N/WARNER, W/SAYBROOK

Aerial Map

P619481 Media 15 Builder Tract Custom (CUST)
Bed 3 Model (1)
Baths 5.5 Style Mediterranean, Other Stones Three or More Levels Floor
View Bay View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
ASqFt 4,500 Assessor YrBlt 1965 Assessor Land Fee
ALotSize 5,616 Assessor Dim 52x108 Acres 0.13
Prkng Direct Garage Access
Garage 2 Rem 2 Spc 2 Cprt 0 RV Acc 0 Range \$: No

MAGNIFICANT WATERFRONT JEWEL. 100 ft. wrap around boat dock. Recently completed picture perfect remodeled beauty. Ready to move estate comes complete with furniture & furnishings. Subject to inventory list. Interior decorated. Marble floors, gourmet granite counters/wall splines. High ceilings, opulence manifests here. Breathtaking waterfront view. Massive master suite with custom master bath & steam shower, massive waterfront deck with barbeque island & fire pit. IMMACULATE. MOVE IN READY. DREAM COME TRUE DIAMOND OF A PROPERTY. SEPERATE MAIDS QUARTERS. GRANITE COUNTERS, SUB ZERO REF. RECESSED LIGHTING, OAKWOOD FLOORS UPSTAIRS, SAUNA, CUSTOM WOOD SHUTTERS, CEILING FANS. ++++MUCH MUCH MORE.

Rooms
Bedrooms All Bedrooms Up Living Rm
Kitchen Dining Family Room, Formal Dining Rm
Total Baths 5.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other

Amenities
Pool No Pool Spa No Spa
Appliances Built-In Gas Range, Dishwasher, Garbage Disposal, Microwave, Refrigerator TV Cable TV Firepl Family Room, Master Bedroom / Other
High or Mid-Rise Amenities Water Heater Other
Security Prewired for alarm system

Interior/Exterior/Structural
Heating Forced Air Cooling No Air Conditioning Floors Other, Wall-to-Wall Carpet
Interior Misc Window Shutters Disability Access

Roof Other Entry Location Ground Level - no steps Common Walls No common walls
Cond Updated/Remodeled Plumbing Partial Copper Plumbing Exterior Construction Stucco
Sprinklers Doors/Windows Patio Deck(s), Patio

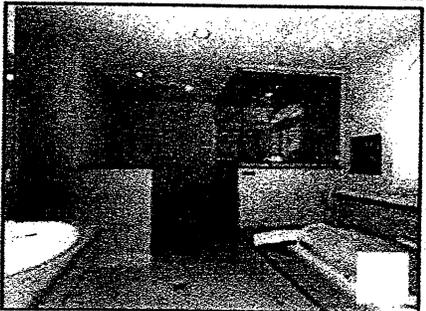
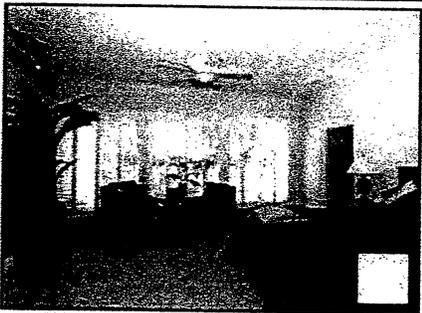
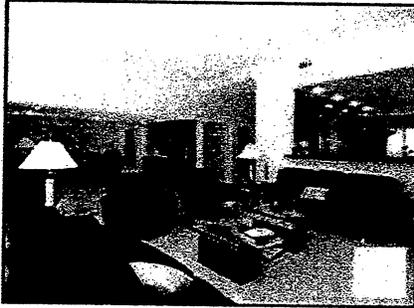
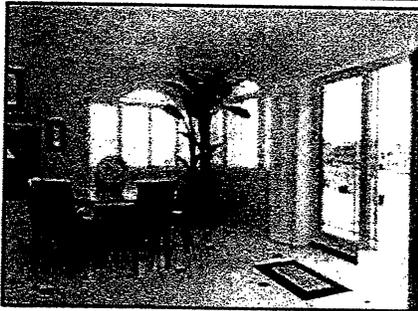
Lot/Community/Association
APNO 178-363-10 Zoning R1 Lot/Block/Tract 53/5360 City Inspection Required No Mello Roos No
Lot Bay Front Sewer In, Connected & Paid Legal Water District/Public Water District Junior MARINE VIEW Yard
HS Dist Huntington Beach Union High School District Elemen HARB.VIEW High Sch MARINA
Amenities Unknown HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Units Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

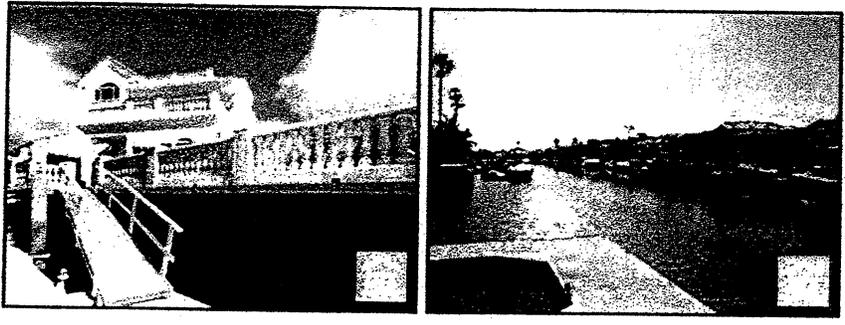
Financial Information
Terms Cash To New Loan, Trade Private Transfer Taxes No Special Conditions None Interest %
1st TD \$ 2nd TD \$ Interest %

List Office/Agent Info
List Office Pat Rojas Real Estate Broker (PB11549) Office 562-906-7777 Fax 562-906-1050 Res 562-943-5577
List Agent Pat Rojas (mrojapat) Pager Cell 562-943-5577 Primary 562-906-7777
Agt E-Mail Yes
Prv Rmks **CO-LISTED WITH KELLER WILLIAMS REALTY. CALL PAT FOR SHOWING INST. WILL CONSIDER EXCHANGE FOR INCOME PROPERTY. OR COMMERCIAL. AGENT HAS KEY CALL 562-943-5577. VERIFICATION OF FIGURES IN PROCESS.**
Price Excl
Price Includes Other/See Remarks
Occupant Owner

Listing Activity
List Date 1/25/2008 Date Added 1/25/2008 Tran Date 5/6/2008 DOM 102 COE 5/6/2008 LP/SqFt \$932.22
Org Price \$ 4,195,000 Prev Price \$ Cur List Prc \$4,195,000 CDOM 102 Off Market 5/6/2008 Comp 2.5%

MLS# P619481 - 4002 Online





The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals. Copyright SoCalMLS

Eileen Herman
SFR Detached RES Expired

Residential
17191 Marina View Pl

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 21

West Huntington Beach (15)

Zip 92649-4365

Price \$2,349,000

TGNO **857C1**

XSTS s-warner/w-bolsa chica

Aenal Map 



S460626 Media: 16 Builder Tract Custom (CUST)
Bed 6 Model (z)
Baths 6 Style Stones Three or More Levels
View Catalina Island View, City Lights View, Harbor View, Marina View, Mountain View, Ocean View, Panoramic View, Pool View, Water View
ASqFt 5,798 Assessor YrBlt 1989 Assessor
ALotSize 11,200 Assessor Dim
Prkng Direct Garage Access, Garage Attached, RV Access/Parking
Garage 4 A Rem Spc Cprt RV Acc Range S: No

Nearly 6000 sqft-Turnkey! Great entertainers home! Huge Great room.Two Large Kitchens.Sprawling floor plan!4 car garage! Large Lot RV Area.Pool/Spa & Waterfall.Two large Masters.Unobstructed Ocean Views!!! Harbour Views!! Spectacular Sunset Views!!!
Directions

Rooms:

Bedrooms Master Suite Living Rm Living Room
Kitchen Dining Breakfast Counter/Bar, Family Kitchen, Family Room, Formal Dining Rm, Living Room, Other Dining
Total Baths 6 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other Bonus Room, Den/Office, Family Room, Great Room, Guest-Maid Quarters, Individual Laundry Room, Library, Recreation Room, Separate Family Room, Storage Space, Utility Room, Walk-In Pantry, Wine Cellar, Workshop

Amenities:

Pool Private Pool, Heated & Filtered, Heated with Gas, In Ground, Spa Private Spa, In Ground TV TV Satellite Dish - Owned Firepl Family Room, Living Room, Master Bedroom, Master Bedroom Retreat / Uses Gas Only
Tiled Appliances Built-In Gas Range, Dishwasher, Garbage Disposal, Gas Dryer Hook Up, Microwave, Refrigerator Water Heater Other Home Warranty Plan, Turnkey, Vacuum Central
High or Mid-Rise Amenities Security Fire Sprinklers

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Hardwood, Other, Wall-to-Wall Carpet
Interior Misc Cathedral-Vaulted Ceilings, Custom Window Covering
Roof Other Entry Location Common Walls
Cond No Additions/Alter Plumbing Full Copper Plumbing Exterior Construction Patio Balcony(s), Patio, Roof Deck, Wrap Around Porch
Structural Other Custom Built, Faces East, Freestanding, Rain Gutters, Termite Clearance Doors/Windows Double Door Entry, Skylights

Lot/Community/Association

APNO 178-285-07 Zoning Lot/Block/Tract 8/7743
Lot Bluff/Clim Front Legal CC&RS
Sewer In, Connected & Paid Water District/Public
HS Dist Huntington Beach Union High School District Elemen harborview/circleview
Amenities City Inspection Required Mello Roos No
Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 Yard
Other Association Fees HOA Phone HOA2 Fees Frequency Builder's Name
Land Fee Land Lse/Yr \$

Financial Information

Terms Cash To New Loan, Owner May Carry
Private Transfer Taxes No Special Conditions None
1st TD \$ Interest %
2nd TD \$ Interest %

List Office/Agent Info

List Office **First Team Real Estate (H07600)** Office 714-848-8080 Fax 714-842-0871 Res 714-655-5719
List Agent **Tim Branoff (hbranoff)** Pager 000-0000 Cell 714-655-5719 Primary 714-848-8080
Agt E-Mail Yes Agt WSite
Pvt Rmks Sellers have real estate license.Easy to show. Tim Cell 714-655-5719 Home shows great & is in excellent condition.Could be used as a duplex.ie two entrances/2 kitchens/2 liv rooms/2 master bedrooms/ (2)2car garages/ 1031 to this might work for your buyer!
Price Excl
Price Includes
Occupant Owner Occupant Name Tim & Karen Show Phone 7143778888

Listing Activity

List Date 9/30/2006 Date Added 9/30/2006 Tran Date 10/16/2006 DOM 16 COE 10/16/2006 LP/SqFt \$405.14
Org Price \$ 2,349,000 Prev Price \$ Cur Lst Prc \$2,349,000 Off Market 10/16/2006 Comp 2.5%

Eileen Herman
SFR Detached RES Expired

Residential
17171 Sandra Lee Ln

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 22



Northwest Huntington Beach (17)

Zip 92649-

AGNO 857C1

Price \$1,235,000*

XSTS Warner

Aerial Map

S342357 Media \$ Builder Tract Custom (CUST)
Bed 4 Model (0)
Baths 3.5 Style Stones Three or More Levels Floor
View Harbor View, Ocean View, Peek-A-Boo View, No View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
ASqFt 4,100 Assessor YrBlt 1965 Estimated Land Fee
ALotSize 8,104 Estimated Dim Acres
Prkng Direct Garage Access, Garage Attached, Garage Door Opener
Garage 2 A Rem 1 Spc Cprt 1 RV Acc Range \$: No

This Tri-Level, Home Is An Entertainer's Delight. Perfect For In-Laws Or Guests, 1st Floor Comes W/Fully Equipped Kitchen, Bedroom & Bath. 2nd Level Is Main Living Area W/3 Spacious Bedrooms, 2 Baths. 3rd Story 'retreat' W/Views To Catalina, Palo Verdes Peninsula And Huntington Harbour.

Rooms

Bedrooms Master Suite Living Rm Living Rm Entrance
Kitchen Dining Family Kitchen
Total Baths 3.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other Family Room, Great Room, Individual Laundry Room, Inside Laundry, Separate Family Room

Amenities

Pool No Pool Spa No Spa TV Cable TV
Appliances Built-In Electric Range, Garbage Disposal, Gas/Elec Dryer Hook Up Water Heater
High or Mid-Rise Amenities Security Firepl Living Room
Other Wet Bar, Boat Slip

Interior/Exterior/Structural

Heating Radiant Cooling No Air Conditioning Floors Wall-to-Wall Carpet
Interior Misc Cathedral-Vaulted Ceilings
Disability Access
Roof Other Entry Location Common Walls
Cond Additions/Alter, No Additions/Alter Plumbing Spnklers Exterior Construction Patio Deck(s), Patio
Doors/Windows Skylights

Lot/Community/Association

APNO 110-024-020 Zoning Lot/Block/Tract 12/1475
Lot LOTD003 Legal LEG795 City Inspection Required
Sewer In, Connected & Paid Water District/Public Water Distnct
HS Dist Huntington Beach Union High School District Elemen HARBOUR Junior MARINE
Mello Roos No
Amenities Yard Yard, Block Wall, Brick Wall
High Sch MARINA
Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Other Association Fees
Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan Special Conditions None
Private Transfer Taxes No Interest % 2nd TD \$ Interest %
1st TD \$

List Office/Agent Info

List Office Catalyst Homes, Inc. (H02514) Office 714-593-3339 Fax Res
List Agent Meyers, Paule (SMEYEPA1) Pager 714-321-4266 Cell Primary 714-593-3339
Agt E-Mail Yes Agt WSite www.catalisthomes.com

Prv Rmkis Co-Listed W/Mike Meyers At 714-329-0078
Price Excl Appointment Only Thru Listing Office
Price Includes

Occupant Owner Occupant Name Graham Show Phone

Listing Activity

List Date 2/18/2004 Date Added 2/18/2004 Tran Date 6/21/2004 DOM 116 COE: 6/20/2004 LP/SqFt \$301.22
Org Price \$ 1,309,000 Prev Price \$ 1,275,000 Cur List Prc \$1,235,000 Off Market 6/20/2004 Comp 1.5%

Eileen Herman
SFR Detached

RES Expired

Residential
3362 Venture Dr.

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref 23
Price \$1,995,000

Northwest Huntington Beach (17)

Zip 92649-

TGNO 827A6

XSTS Edinger/trinidad

Aerial Map 



S314280 Media: 1 Builder Tract Trinidad 1541 (HTRI)
 Bed 4 Model (0)
 Baths 4.5 Style Stories Three or More Levels Floor
 View Desert View, Marina View, Water View, View HOA Dues \$ 100 + \$ 0 Land Lse/Yr \$
 ASqFt 5,306 Assessor YrBlt 1983 Estimated Land Fee
 ALotSize 6,480 Assessor Dim Acres
 Prkg Direct Garage Access, Garage Attached, Garage Door Opener
 Garage 2 A Rem 2 Spc Cprt RV Acc Range S: No

Amazing Views On Main Channel In Trinidad Island W/Its Own 35' Dock Gourmet Kitchn W/Huge Pantry, Mstr Ste W/Fireplace & Channel Water View 28' Vaulted Open Beam Ceilings, Marble Fireplace, Banquet Dining Rm, Wet Bar Many Other Amenities In This 5300sqft Home. Turnkey. Call For Appt. A Quality Custom-Built Homey Home Is Ideal For Entertaining. Directions

Rooms

Bedrooms Master Bedroom Retreat, Converted Bedroom, Dressing Room/Area, Master Suite, Walk-In Living Rm Living Rm Entrance, Living Room
 Closet Living Rm Living Rm Entrance, Living Room
 Kitchen Dining Family Kitchen, Formal Dining Rm
 Total Baths 4.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Family Room, Great Room, Guest-Maid Quarters, Individual Laundry Room, Library, Bonus Room, Den/Office

Amenities

Pool No Pool Spa No Spa TV Cable TV, TV Antenna Firepl Living Room, Master Bedroom / Uses Both Gas & Wood
 Appliances Dishwasher, Freezer, Garbage Disposal, Gas/Elec Dryer Hook Up, Microwave, Refrigerator, Trash Compactor Water Heater Other Dock Private, Home Warranty Plan, Turnkey, Vacuum Central, Wet Bar
 High or Mid-Rise Amenities Security Intercom, Security System - Owned

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Hardwood, Raised Foundation, Wall-to-Wall Carpet
 Interior Misc Cathedral-Vaulted Ceilings, Custom Window Covering
 Disability Access Wheelchair Accessible
 Roof Composition Entry Location Common Walls
 Cond No Additions/Alter Plumbing Exterior Construction Patio Other: Patio
 Structural Other Custom Built, Termite Clearance Sprinklers Front and Rear, Sprinkler Timer Doors/Windows Double Door Entry, French Doors

Lot/Community/Association

APNO 178-731-024 Zoning R1 Lot/Block/Tract 24/8636
 Lot Water Front, LOTD803 Legal CC&RS, Homeowners Association City Inspection Required Mello Roos No
 Sewer In Street Paid Water District/Public Water District Junior MARINE VW Yard Redwood, Wrought Iron, Yard High Sch MARINA
 HS Dist Huntington Beach Union High School District Amenities
 Units HOA-1 \$ 100 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
 Other Association Fees
 Land Fee Land Lse/Yr \$

Financial Information

Terms Cash, Cash To New Loan
 Private Transfer Taxes No Special Conditions None Interest %
 1st TD \$ 2nd TD \$

List Office/Agent Info

List Office Marina Financial (S990) Office 310-305-1961 Fax Res
 List Agent Tony Histretta (SOUTOFAR) Pager 562-221-9515 Celi Primary 562-592-2469
 Agt E-Mail Yes Agt WSite
 Prtv Rmks Turnkey
 Price Excl
 Price Includes
 Occupant: Owner Occupant Name Owner Show Phone

Listing Activity

List Date 4/21/2003 Date Added 4/21/2003 Tran Date 6/25/2003 DOM 64 COE: 6/24/2003 LP/SqFt \$375.98
 Org Price \$ 1,995,000 Prev Price \$ 1,995,000 Cur List Prc \$1,995,000 Off Market 6/24/2003 Comp 3%

Eileen Herman
SFR Detached

RES Expired

Residential

16731 Carousel Ln

Tue, May 27, 2008 06:15 PM
Huntington Beach (HB)

Ref: 27

Northwest Huntington Beach (17)

Zip 92649-

TGNO **827B7**

Price \$2,950,000*

XSTS N/warner, Wisaybrook

Aerial Map 



S314159 Media_1 Builder Tract (HHUM)
Bed 4 Model (O)
Baths 5.5 Style Stones Three or More Levels
View Harbor View, Panoramic View, Water View, View Floor
ASqFt 5,500 Estimated YrBt 1990 Landlord/Tenant/Seller HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
ALotSize 5,500 Taped Dim Land Fee
Pring Garage Attached, Garage Door Opener Acres
Garage 2 A Rem Spc 3 Cprt RV Acc Range \$ No

Re-listed Becoming Essential To Todays Discriminating Homebuyer. Custom Built Home Designed By Well Known Architect 'Jonn McInnes'. This Beautiful Hm Is Located On The Main Channel With Water Views From All Rms.90ft On The Water And A Private 60ft Boat Dock Plus Docking Accomodatio For Up To 120ft. Three Story Bonus Rm W/ Fp Full Entertainment Bar. Master Directions

Rooms:

Bedrooms Main Floor Bedroom, Master Bedroom Retreat, Dressing Room/Area, Master Suite, Walk-In Living Rm Living Room
Closet
Kitchen Dining Family Room, Formal Dining Rm, Breakfast Nook
Total Baths 5.5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc
Other Family Room, Inside Laundry, Atrium, Bonus Room, Den/Office, Separate Family Room

Amenities:

Pool No Pool Spa Private Spa
Appliances Built-In & Freestanding Range, Dishwasher, Freezer, Garbage Disposal, Gas/Elec Dryer Hook Up, Microwave, TV Cable TV, TV Antenna, Firepl Family Room, Master Bedroom / Uses Gas Only
Refrigerator, Trash Compactor Water Heater, Other Dock Private, Turnkey, Vacuum Central, Wet Bar
High or Mid-Rise Amenities Security Intercom, Security System - Owned

Interior/Exterior/Structural

Heating Forced Air Cooling Central Floors Ceramic Tile, Marble, Wall-to-Wall Carpet, Wood
Interior Misc Cathedral-Vaulted Ceilings Disability Access
Roof Concrete Tile, Fire Retardant Entry Location Common Walls
Cond No Additions/Alter Plumbing Exterior Construction Pato Brick, Covered Patio, Other, Pato
Structural Other Custom Built, Termite Clearance Sprinklers Front and Side, Sprinkler Timer Doors/Windows French Doors

Lot/Community/Association

APNO 178-053-011 Zoning R1 Lot/Block/Tract 178/99507
Lot Water Front, LOTD863 Legal LEG795, LEG848 City Inspection Required Mello Roos No
Sewer In, Connected & Paid Water District/Public Water District Other Fencing
HS Dist Huntington Beach Union High School District Elemen HRBRVW Junior MRNVW High Sch MARINA
Amenities Units 1 HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name
Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash To New Loan Special Conditions None interest %
Private Transfer Taxes No
1st TD \$ 2nd TD \$ interest %

List Office/Agent Info

List Office **First Team Real Esta (H07600)** Office 714-848-8080 Fax
List Agent **Grossman, Tina (HGROSSTI)** Pager 000-0000 Cell 714-612-8517 Res
Agt E-Mail **Yes** Agt Website Primary 714-960-2136
Prv Rmks Suite Incl His/Her Bathrms & Fantastic Exercise Rm Equiped W/Jacuzzi Spa Sauna.Elegant, But Not Stuff, Tremendous Light, formal Living & Dinning Rm Assessorized W/Crystal Chandelier
Overlooking Brick Patio Onto Gorgeous
Price Excl Channel Views.agent Related To Seller Call Tina For Add. Info.
Price Includes
Occupant Owner Occupant Name Call Tina Show Phone

Listing Activity

List Date 4/18/2003 Date Added 4/18/2003 Tran Date 10/1/2003 DOM 165 COE: 9/30/2003 LP/SqFt \$536.36
Org Price \$ 3,100,000 Prev Price \$ 3,100,000 Cur List Prc \$2,950,000 Off Market 9/30/2003 Comp 2.5%

Eileen Herman

SFR Detached RES Expired

Residential

16236 Wayfarer Ln

Tue, May 27, 2008 06:15 PM

Huntington Beach (HB)

Price \$2,975,000

Ref: 28



Northwest Huntington Beach (17)

Zip 92649-2100

TGNO 82786

XSTS Mistral

Aerial Map

U6600243 Media 8 Builder Tract Humboldt Island (HHUM)
 Bed 3 Model (0)
 Baths 4 Style Stones Three or More Levels Floor
 View Back Bay View, Bay View, Harbor View, Panoramic View, Water View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ASqFt 4,400 Estimated YrBlt 1972 Assessor Land Fee
 ALotSize 5,000 Assessor Dim 50x100 Acres 0.11
 Prkng Garage Attached, Garage Door Opener, Guest Parking, Other Parking, RV Access/Parking
 Garage 3 A Rem 2 Spc 3 Cprt RV Acc Range \$ No

Georgous bayfront home with a 54 side-tie boat dock. Stunning kitchen with Granite countertops and Koa wood cabinets, large family room with a 13 9 water view bar, fully equipped bar plus a temperature controlled wine closet off the formal living and dining room. Two bedrooms plus a loft bedroom with a built-in Murphy bed, four bathrooms, office, billiard/media room, pantry, laundry room and workshop. Spa, sauna and fire pit. This home is finished in bamboo wood and porcelain tile floorings.

Directions

Rooms

Bedrooms Master Bedroom Retreat, Master Suite, Walk-In Closet Living Rm Living Room
 Kitchen Dining Family Kitchen, Formal Dining Rm
 Total Baths 4 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc

Other Den/Office, Family Room, Great Room, Individual Laundry Room, Inside Laundry, Loft, Recreation Room, Separate Family Room, Walk-In Pantry, Wine Cellar, Workshop

Amenities

Pool No Pool Spa Private Spa, In Ground TV Cable TV Firepl Family Room, Living Room, Master Bedroom, Other / Uses Both Gas & Wood, Uses Gas Only
 Appliances Dishwasher, Garbage Disposal Water Heater Other Dock Private, Home Theater, Home Warranty Plan, Sauna Private
 High or Mid-Rise Amenites Security Closed Circuit TV, Security System - Owned

Interior/Exterior/Structural

Heating Forced Air Cooling No Air Conditioning Floors Other, Wood
 Interior Misc Cathedral-Vaulted Ceilings Disability Access
 Roof Wood Shakes Entry Location Common Walls
 Cond Plumbing Exterior Construction Pato Balcony(s), Patio
 Structural Other 220V In Garage, 220V In Laundry Doors/Windows Double Door Entry, Garden Window

Lot/Community/Association

APNO 178-034-66 Zoning Lot/Block/Tract 14//S481
 Lot Water Front Legal
 Sewer In Street Paid Water District/Public City Inspection Required Melio Roos No
 HS Dist Huntington Beach Union High School District Elemen Harbour View Water District Junior Marine View Yard Block Wall
 Amenites High Sch Marina
 Units HOA-1 \$ 0 HOA: Fees Frequency HOA-2 \$ 0 HOA Fees Frequency Builder's Name
 Other Association Fees Land Fee Land Lse/Yr \$ HOA Phone

Financial Information

Terms Cash, Cash To New Loan, Exchange
 Private Transfer Taxes No Special Conditions None
 1st TD \$1035000 Interest % 2nd TD \$ interest %

List Office/Agent Info

List Office COLDWELL BANKER PREVIEWS INTERNATIONAL (U6038) Office 949-644-9060 Fax 562-592-6359 Res 714-846-0938
 List Agent ROBIN GRAY (u11014) Pager 949-718-1542 Cell Primary 562-592-2946
 Agt E-Mail Yes Agt WSite www.robingray.com

Price Excl Replay TV, all furnishings.
 Price Includes
 Occupant Owner

Occupant Name Owner

Show Phone

Listing Activity

List Date 2/27/2006 Date Added 2/27/2006 Tran Date 6/1/2006 DOM 94 COE: 6/1/2006 LP/SqFt \$676.14
 Org Price \$ 2,975,000 Prev Price \$ Cur List Prc \$2,975,000 Off Market 6/1/2006 Comp 3%

Eileen Herman
 SFR Detached RES Expired Residential
 16602 Nalu Cir Tue, May 27, 2008 06:15 PM
 Huntington Beach (HB) Price \$3,350,000* Ref: 29



Northwest Huntington Beach (17) Zip 92649-3075 TGNO 827B7
 XSTS N/Warner, W/Saybrook Aerial Map

S482405 Media 2 Builder Tract Davenport Island (HDAV)
 Bed 4 Model Custom (0)
 Baths 5 Style Traditional Stories Three or More Levels Floor
 View Water View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ASqFt 4,897 Assessor YrBlt 1966 Assessor Land Fee
 ALotSize 6,428 Assessor Dim Acres 0.15
 Prkng Garage Attached
 Garage 3 A Rem Spc Cprt RV Acc Range \$ No

Custom Davenport Island mansion, completely restored to timeless perfection. Formal living & dining rooms, custom granite kitchen with cherry cabinets, Subzero, Viking stove, luxurious marble master bath, central vacuum, music throughout, 3rd story workroom, large walk-in closets, pecan hardwood floors, built-in cabinetry in 3 car garage, private dock, 85.7 feet of water frontage.
 Directions

Rooms

Bedrooms Master Suite, Walk-In Closet Living Rm Living Room
 Kitchen Dining Formal Dining Rm
 Total Baths 5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other Inside Laundry

Amenities

Pool No Pool Spa No Spa TV Water Heater Security Firepl Living Room / Uses Both Gas & Wood Other Dock Private, Turnkey
 Appliances Dishwasher, Garbage Disposal High or Mid-Rise Amenities
 Heating Forced Air Disability Access Cooling No Air Conditioning Floors Other, Wall-to-Wall Carpet
 Roof Other Cond Entry Location Ground Level - no steps Common Walls Exterior Construction Stucco Doors/Windows Pato Deck(s)
 Plumbing Sprinklers

Lot/Community/Association

APNO 178-381-11 Zoning Lot/Block/Tract 27//5050 City Inspection Required No Mello Roos No
 Lot Water Front Legal CC&RS Water District Public Water District Junior Marine View Yard Other Fencing High Sch Marina
 Sewer In, Connected & Paid HS Dist Huntington Beach Union High School District Amenities
 Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ 0 HOA2 Fees Frequency Builder's Name Custom
 Other Association Fees
 Land Fee Land Lse/Yr \$

Financial Information

Terms Cash To New Loan Private Transfer Taxes No Special Conditions None Interest % 2nd TD \$ Interest %
 1st TD \$

List Office/Agent Info

List Office First Team Real Estate (1549) Office 714-536-9292 Fax 714-536-9088 Res 714-846-4291
 List Agent Sean Stanfield (hstanfse) Pager 714-421-3377 Cell Primary 714-536-9292
 Agt E-Mail Yes Agt WSite www.seanstanfield.com
 Prv Rmks Call Michelle to show ... 714-396-5498
 Price Excl
 Price Includes
 Occupant Owner Occupant Name owner Show Phone

Listing Activity

List Date 4/4/2007 Date Added 4/4/2007 Tran Date 2/1/2008 DOM 303 COE 2/1/2008 LPI/SqFt \$684.09
 Org Price \$ 3,745,000 Prev Price \$ 3,745,000 Cur List Prc \$3,350,000 CDOM 562 Off Market 2/1/2008 Comp 2.5%

Eileen Herman
SFR Detached RES Expired

Residential
3761 Nimble Cir

Tue, May 27, 2008 06:15 PM

Ref: 31



Northwest Huntington Beach (17)

Huntington Beach (HB)

Price \$3,750,000

Zip 92649-

TGNO 827A6

XSTS Siedinger, Trinidad

Aerial Map

S260749 Media 1 Builder Tract (HTRI)
Bed 6 Model Custom (0)
Baths 5 Style Stones Three or More Levels
View Water View, View Floor
ASqFt 5,600 Landlord/Tenant/Seller YrBlt 1977 Assessor HOA Dues \$ 80 + \$ 0 Land Lse/Yr \$
ALotSize 11,000 Assessor Dim Land Fee
Prkg Direct Garage Access, Garage Attached, Garage Door Opener Acres 0
Garage 3 A Rem Spc Cprt RV Acc
Range S: No

Totally Remodeled T/o. This Magnificent Waterfront Mansion Overlooks Excal-Lent Bay Views, Situated On End Of Cds Point Location, 12000 Sq.ft. Lot W/ A 150 Ft. Straight Private Dock, Pebble Tech Pool & Spa, B/i Dcs Bbq, Put- Ting Green, Travertine, Columns, Custom Lighting, Schoenbeck Chandeliers, New Gourmet Granite Kit, Wall S. S. Appliances, Downstairs Master Bdrm. Directions

Rooms
Bedrooms Main Floor Master Bedroom, Master Suite
Kitchen Living Rm Living Rm Entrance, Living Room
Dining Eating Area, Formal Dining Rm
Total Baths 5 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
Baths Desc Other Family Room, Great Room, Guest-Maid Quarters, Individual Laundry Room, Library, Wine Cellar, Bonus Room, Separate Family Room

Amenities
Pool Private Pool Spa Private Spa
Appliances Dishwasher, Garbage Disposal, Microwave, Refrigerator
High or Mid-Rise Amenities TV Water Heater Security
Firepl Living Room, Master Bedroom
Other Dock Private, Turnkey, Wet Bar, Barbecue Private

Interior/Exterior/Structural
Heating Forced Air Cooling No Air Conditioning
Interior Misc Cathedral-Vaulted Ceilings Floors Other, Wall-to-Wall Carpet
Disability Access
Roof Concrete Tile Entry Location
Cond No Additions/Alter Plumbing
Structural Other Custom Built, Termite Clearance
Common Walls Exterior Construction
Doors/Windows Bay Window, French Doors, French/Mullioned Windows
Patio Deck(s), Patio

Lot/Community/Association
APNO 478-691-005 Zoning R1
Lot Cul-De-Sac, Water Front, LOTD803
Sewer In, Connected & Paid
HS Dist Huntington Beach Union High School District
Amenities Units 1
Other Association Fees HOA-1 \$ 80
Land Fee HOA1 Fees Frequency
Land Lse/Yr \$

Financial Information
Terms Cash To New Loan
Private Transfer Taxes No
1st TD \$
Special Conditions None
Interest %

List Office/Agent Info
List Office First Team Real Esta (H07600)
List Agent Stanfield, Sean (HSTANFSE)
Agt E-Mail Yes
Prv Rmks W/completely New Marble Jacuzzi, Shower, Floor, Counters!!! All Bdrms. Have 3rd Story Lofts, New Carpet, Drywall, Bullnosed Corners, Wine Cellar, Wet Bar, Rare Opp. To Own Premier Hh Estate, Owner May Take Trade !!
Price Excl Submit All Offers
Price includes
Occupant Owner

Listing Activity
List Date 9/25/2001 Date Added 9/25/2001 Tran Date 3/24/2002 Show Phone
Org Price \$ 3,750,000 Prev Price \$ 3,750,000 Cur List Prc \$3,750,000
DOM 179 COE: 3/23/2002 LP/SqFt \$669.64
Off Market 3/23/2002 Comp 3%

Eileen Herman

SFR Detached

RES Expired

Residential

16812 Baruna Ln

Northwest Huntington Beach (17)

Tue, May 27, 2008 06:15 PM

Huntington Beach (HB)

Zip 92649-3020

Price \$3,890,000*

Ref: 33

XSTS Davenport/Baruna

TGNO 827B7

Aerial Map



S411019 Media 21
 Bed 5 Builder Tract Davenport Island (HDAV)
 Baths 5.5 Style Model (0)
 View Bay View Stories Three or More Levels
 ASqFt 5,000 Landlord/Tenant/Seller Floor
 ALoSize 5,000 Assessor YrBlt 1995 Landlord/Tenant/Seller HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 Prkng Garage Attached Dim 50x100 Land Fee
 Acres 0.11
 Garage 3 A Rem Spc Cprt RV Acc
 Range S: No

Custom Waterfront...only 10 years old! 5 bedrooms, 5.5 baths, 35ft circular foyer, 4 fireplaces, boat dock which can accommodate a 50ft boat, 2 lg family rooms, office, gourmet kitchen w/granite counters & laundry rooms...Incredible home with too many amenities to mention!
 Directions

Bedrooms Master Suite
 Kitchen
 Total Baths 5.5
 Baths Desc
 Other Attic, Bonus Room, Den/Office, Family Room, Inside Laundry, Walk-In Pantry, Workshop

Pool No Pool
 Water Softener - Owned
 High or Mid-Rise Amenities
 Heating Forced Air
 Interior Misc Cathedral-Vaulted Ceilings
 Disability Access

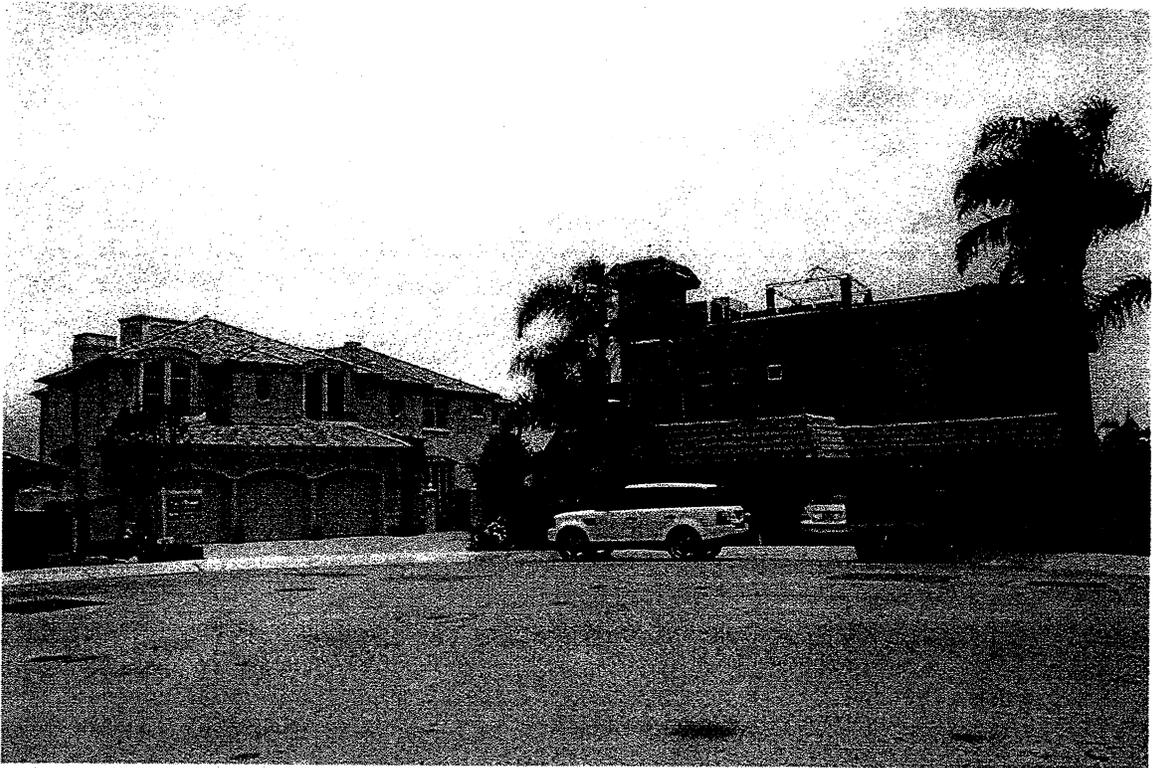
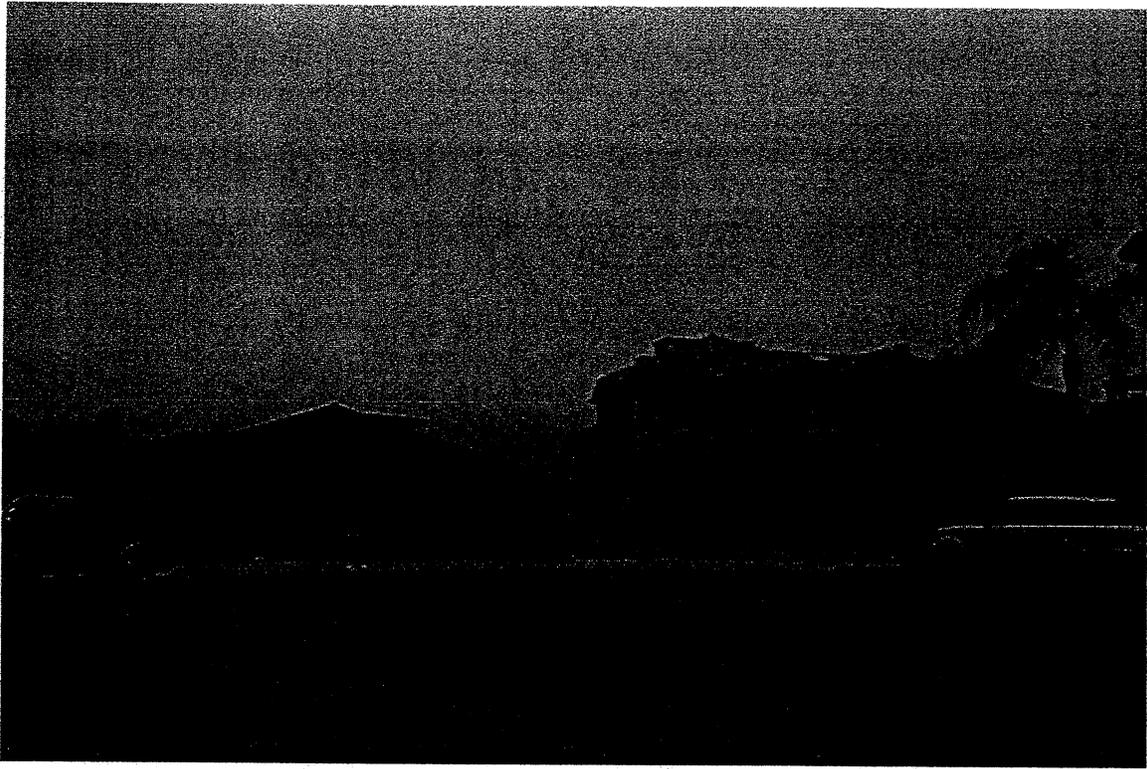
APNO 178-375-11
 Lot Water Front
 Sewer In, Connected & Paid
 HS Dist Huntington Beach Union High School District
 Amenities
 Units
 Other Association Fees
 Land Fee

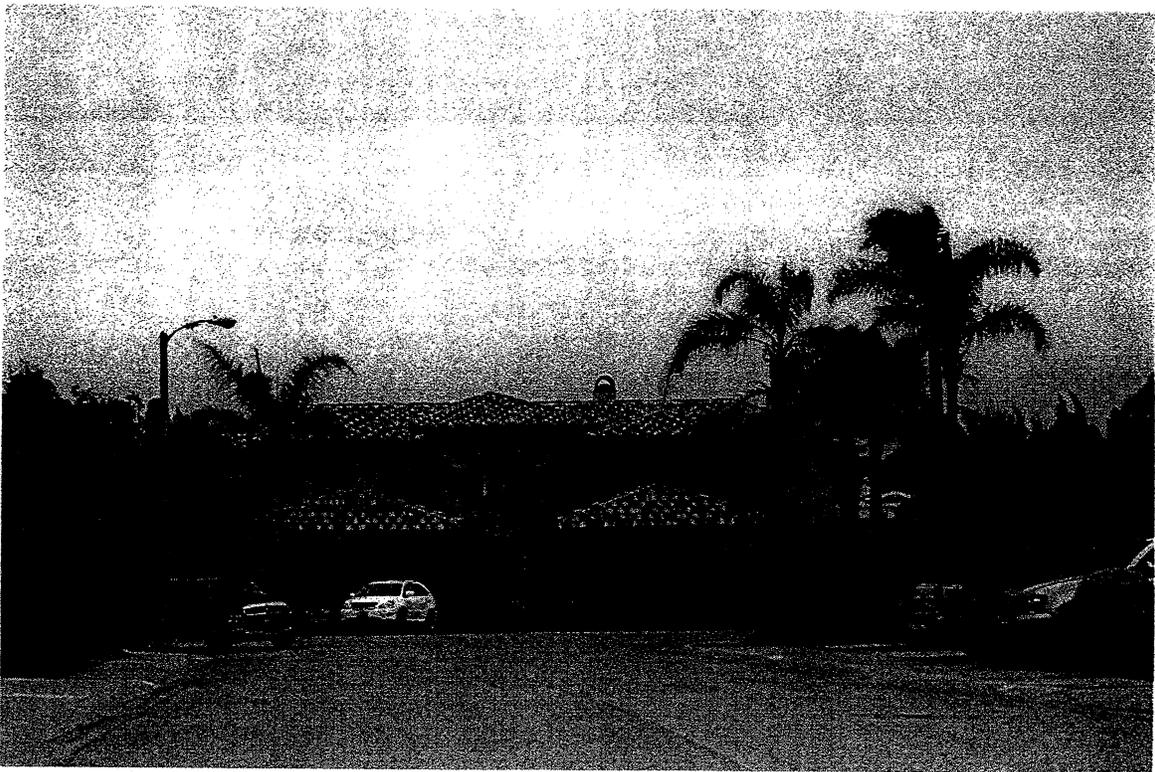
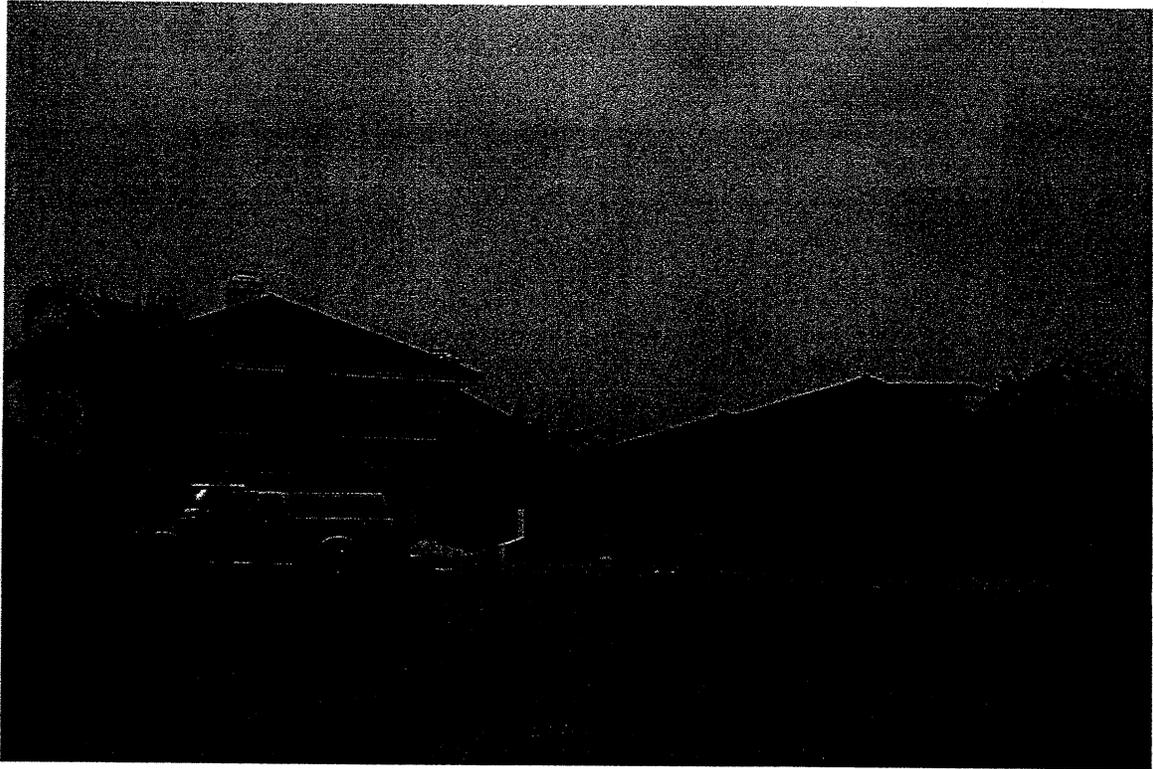
Terms Cash, Cash To New Loan
 Private Transfer Taxes No
 1st TD \$

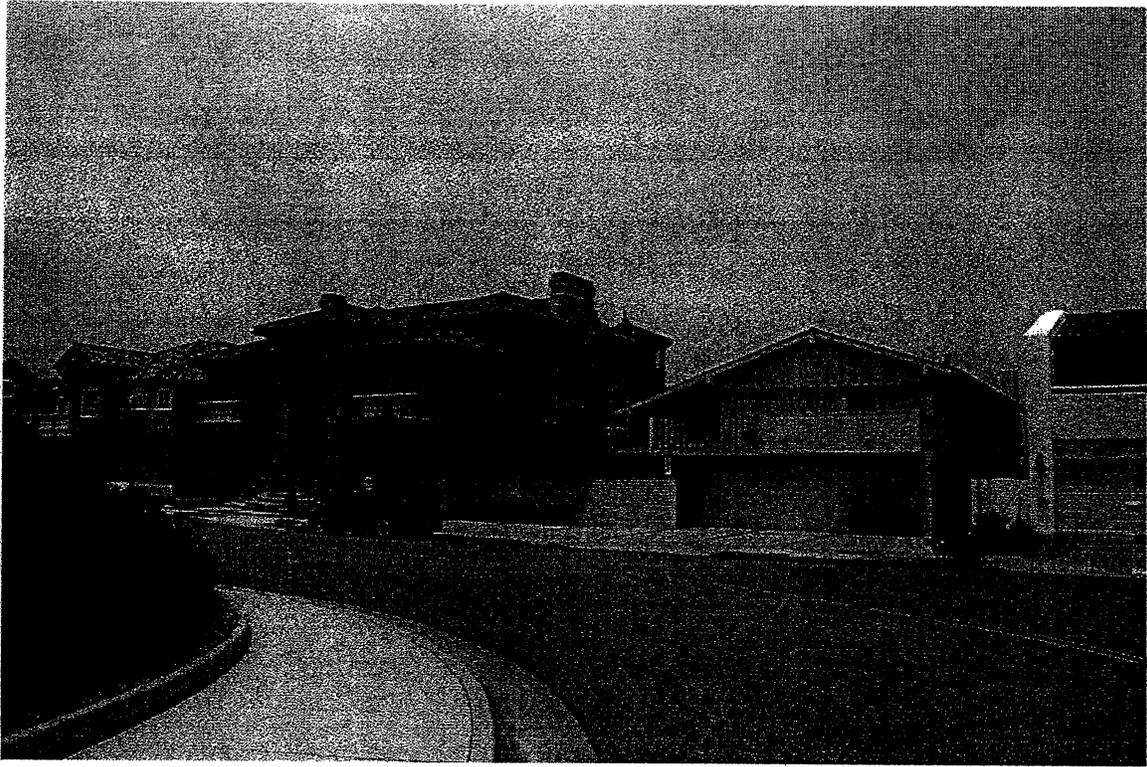
List Office **Star Real Estate Harbour Homes** (H45560)
 List Agent **Jenny Buettner** (hbuettnj)
 Agt E-Mail **Yes**
 Prt Frms Call listing agents prior to showing & we will give you the showing instructions. Co-Listed with Lisa 714-270-8964 & Pat 714-330-0761 'The Sterling Team' Commission paid to active MLS members only Can not be shown until after Brokers Preview on Friday, 9/9
 Price Excl
 Price includes
 Occupant Owner

List Date 9/8/2005
 Crg Price \$ 4,299,000
 Date Added 9/8/2005
 Prev Price \$ 38,900,000
 Tran Date 3/9/2006
 Cur List Prc \$3,890,000
 DOM 167
 COE 3/9/2006
 Off Market 3/9/2006
 LP/SqFt \$778
 Comp 2%

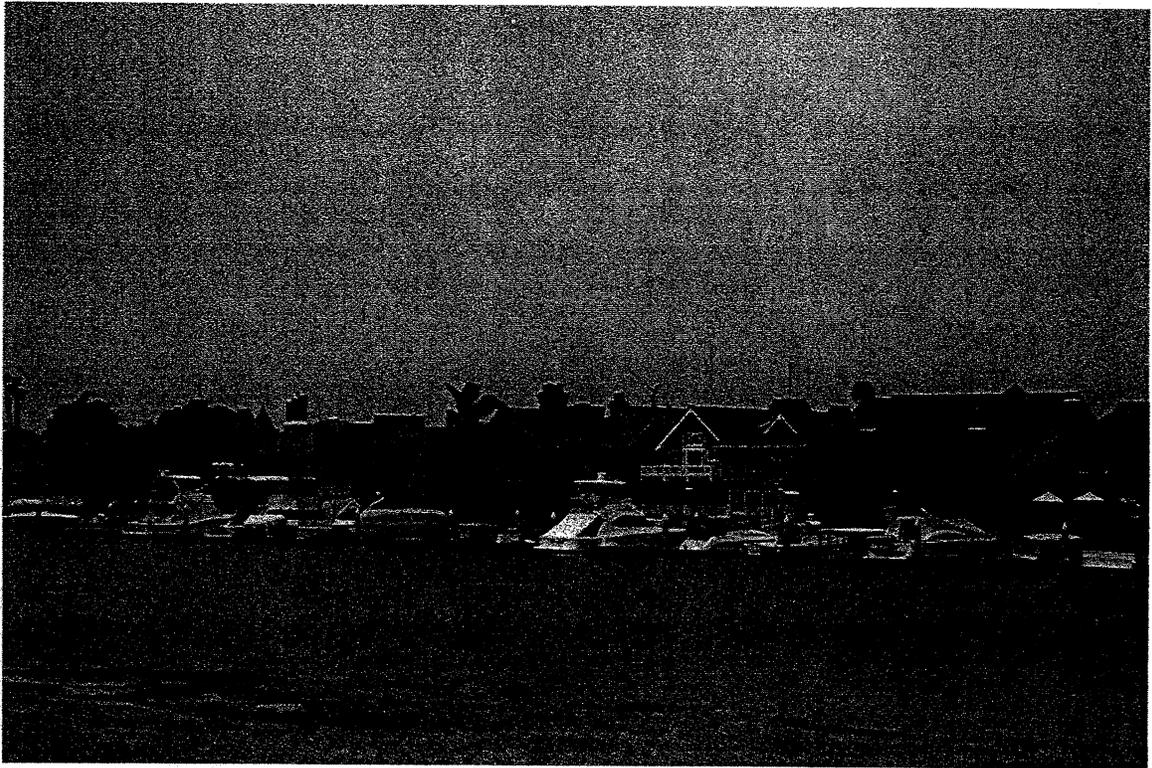
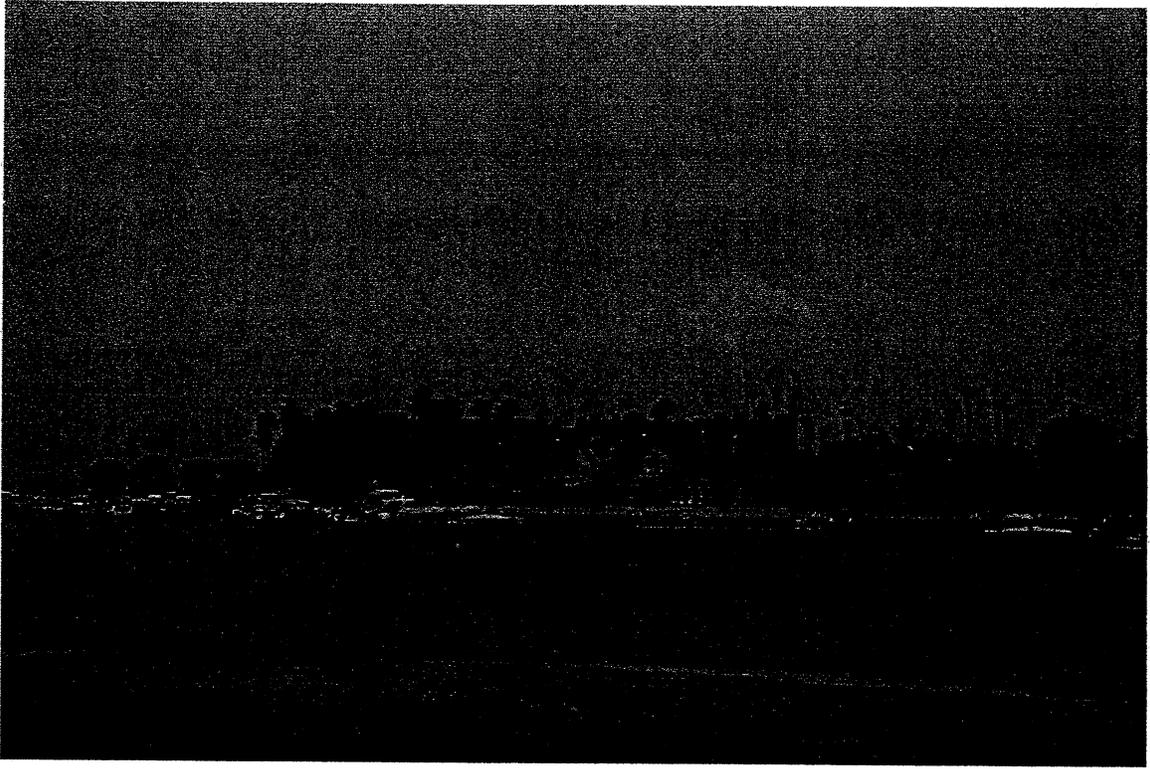




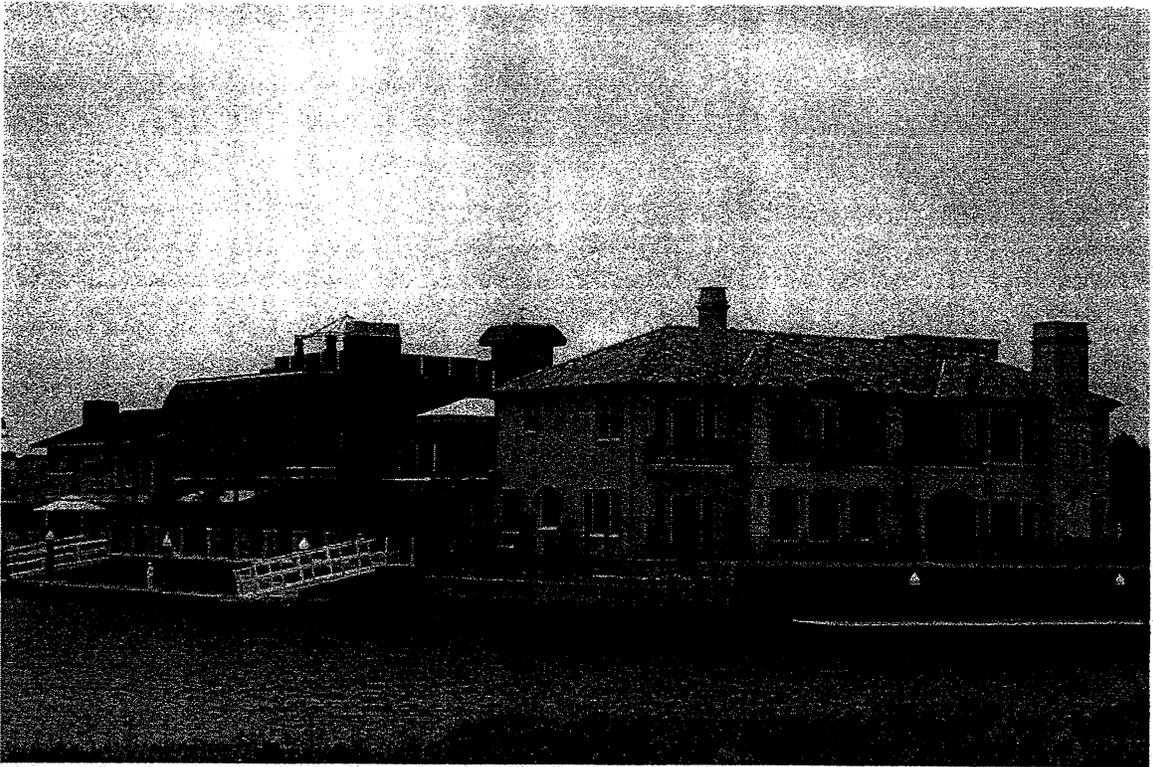
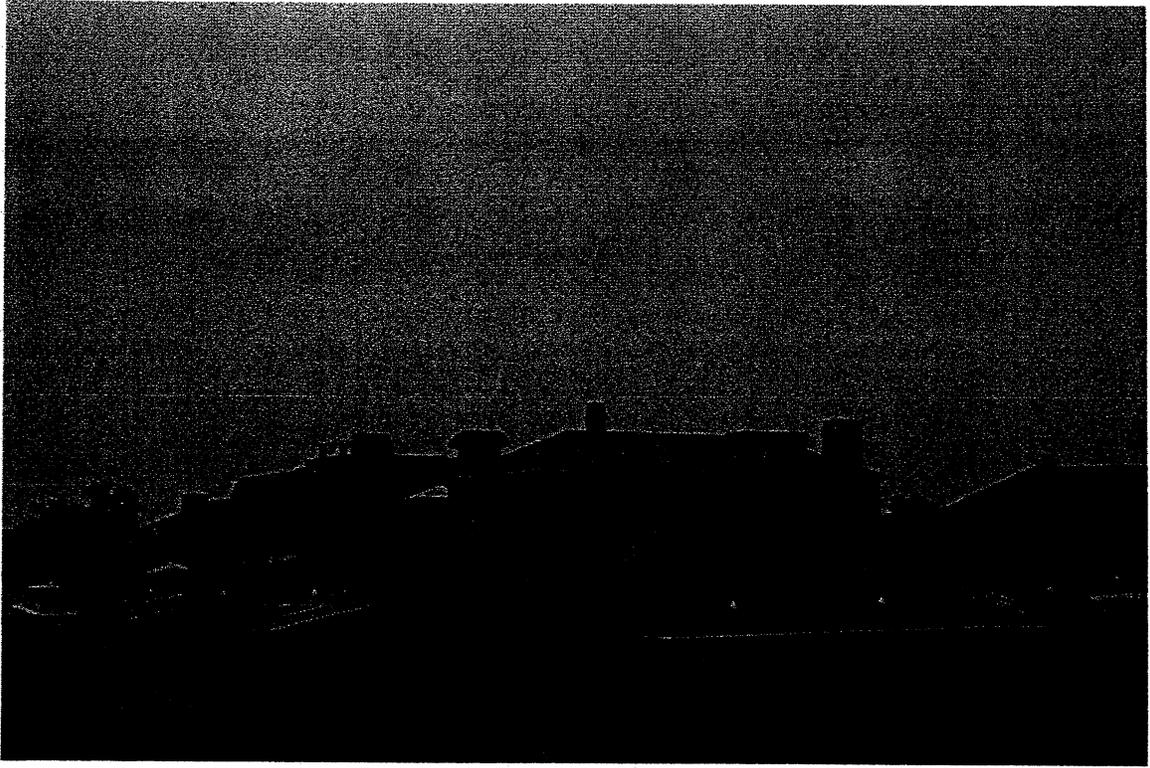


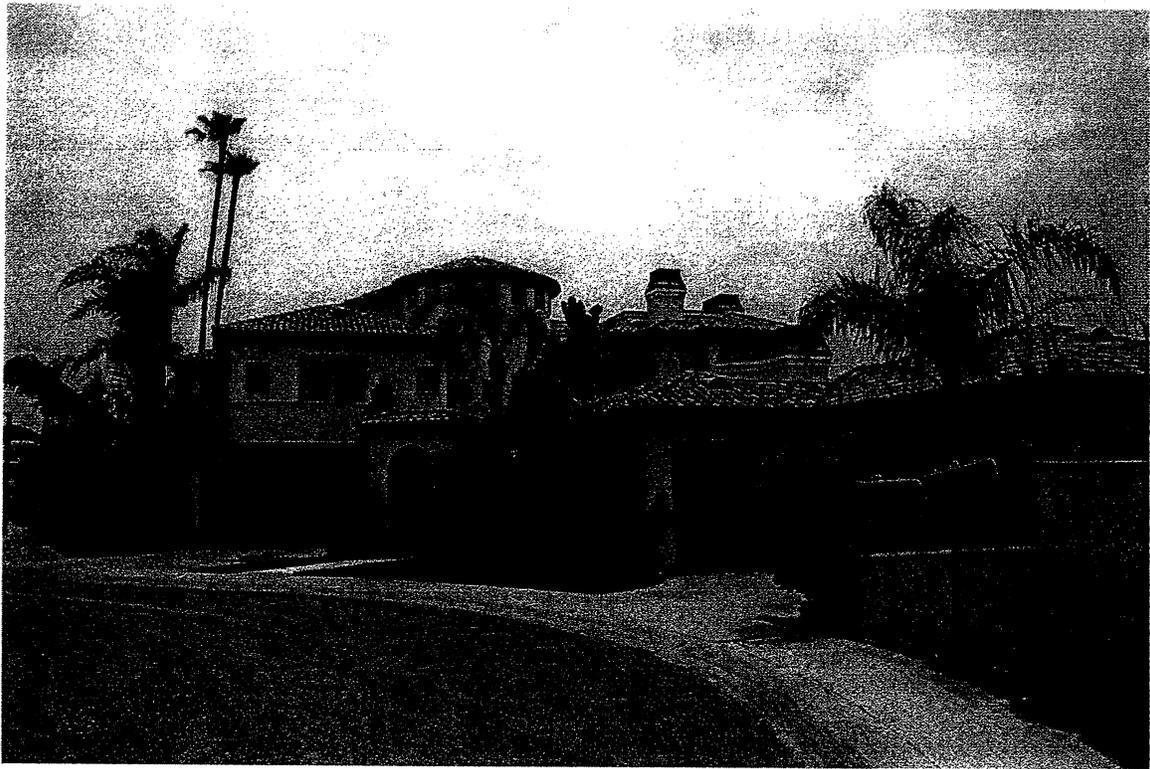


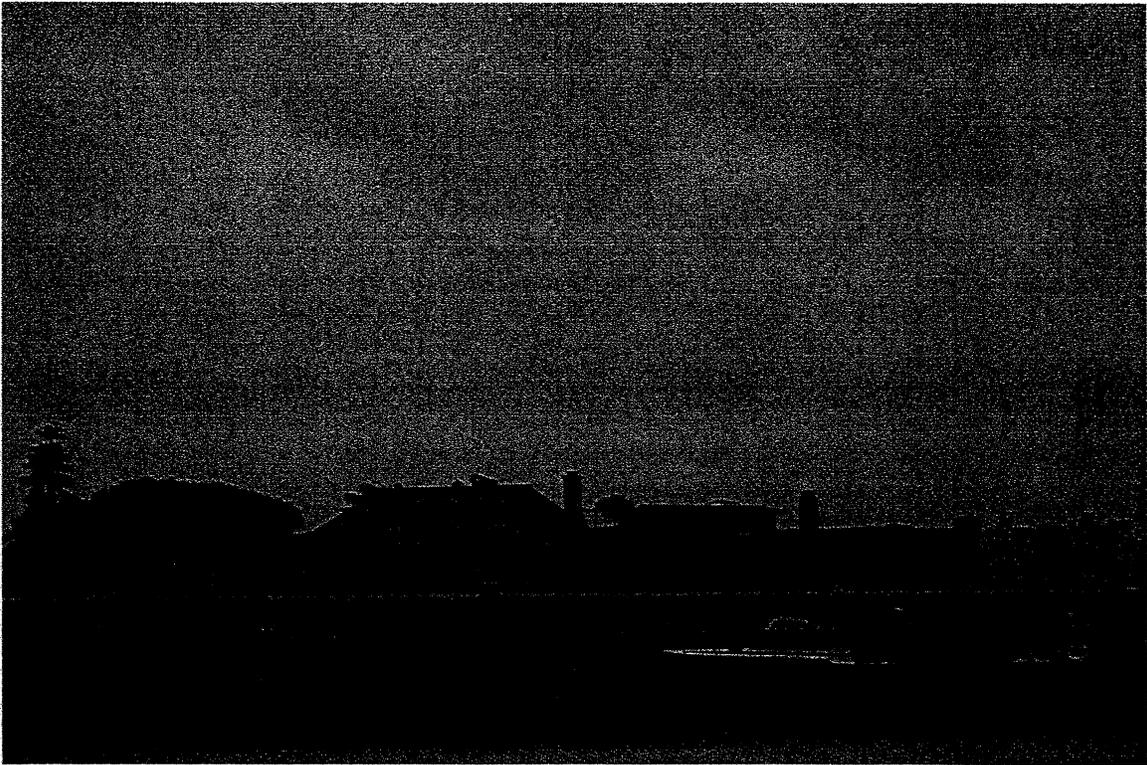


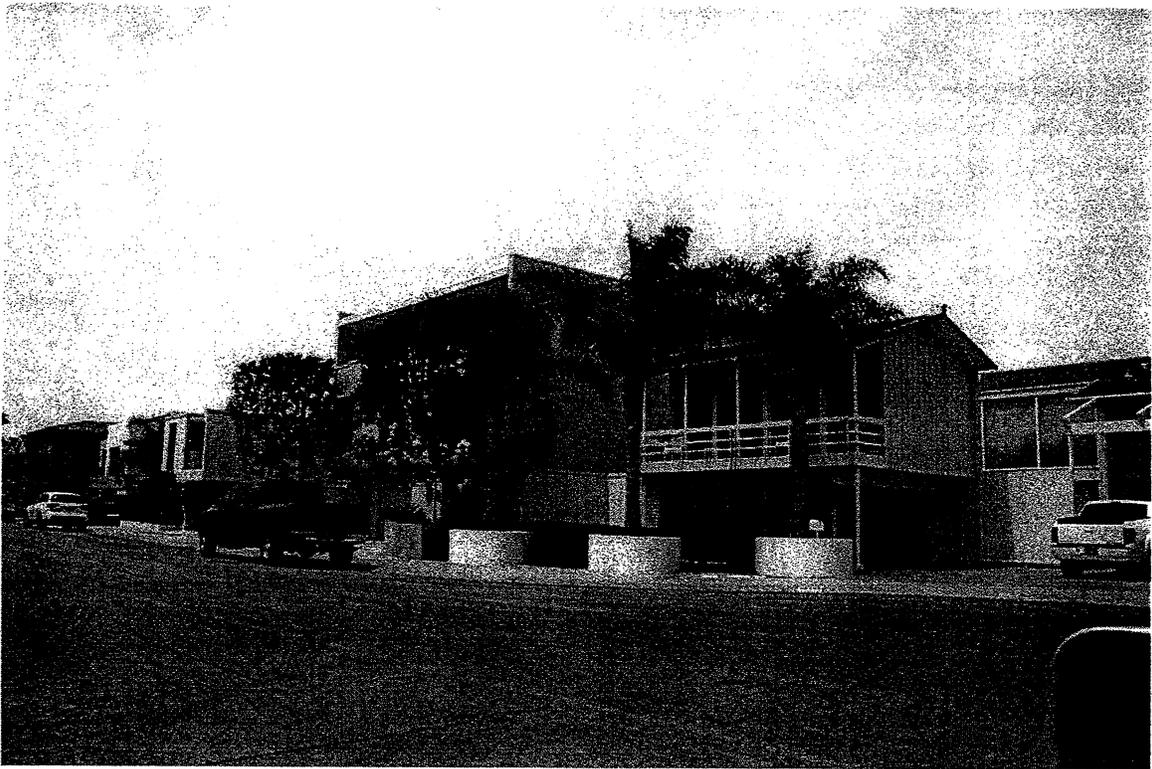
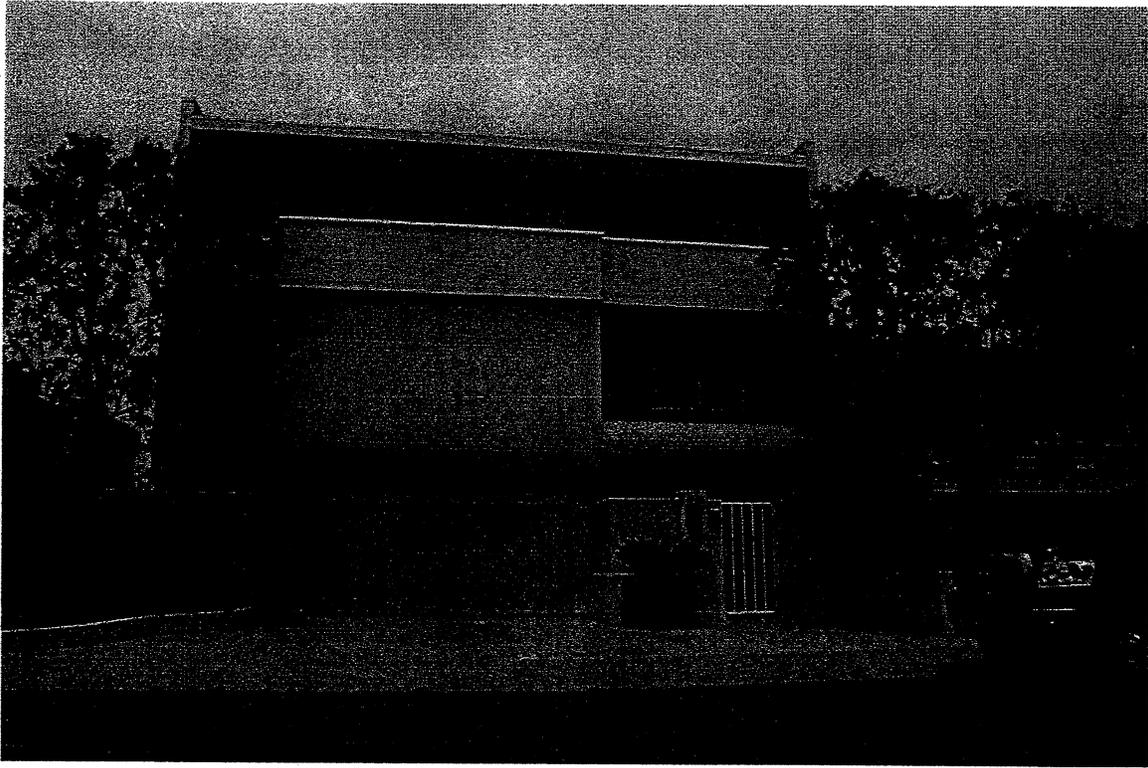




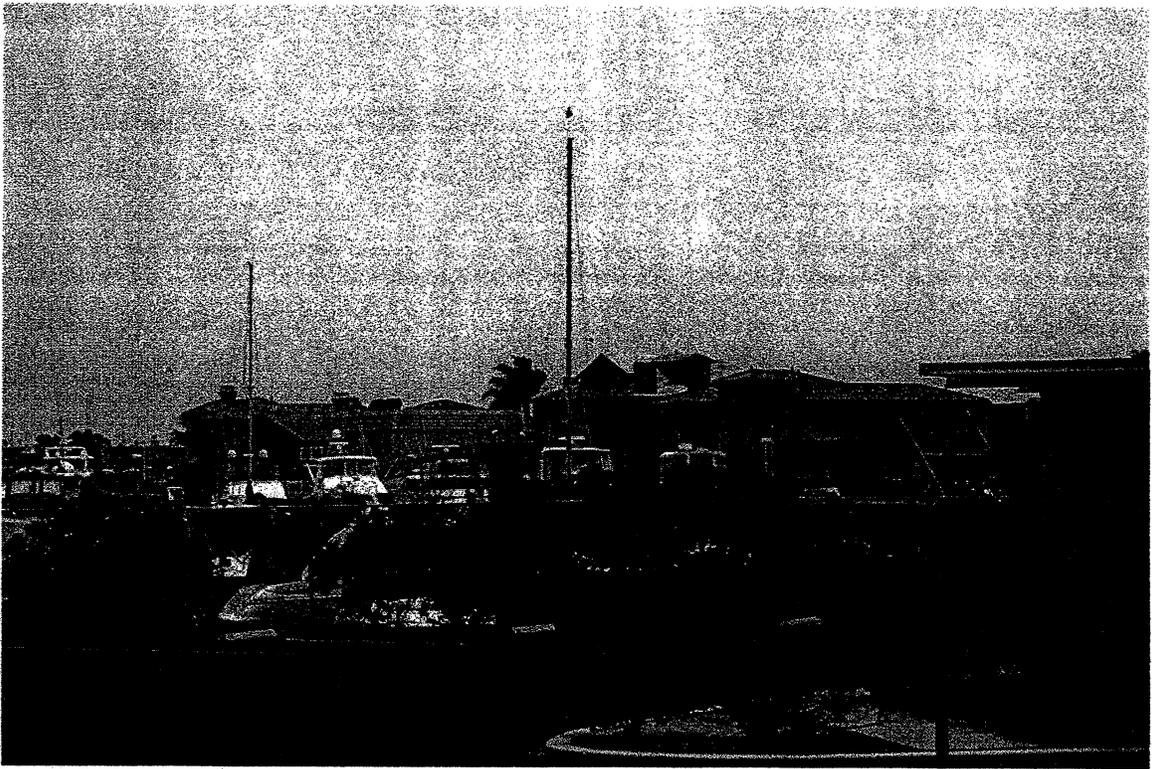
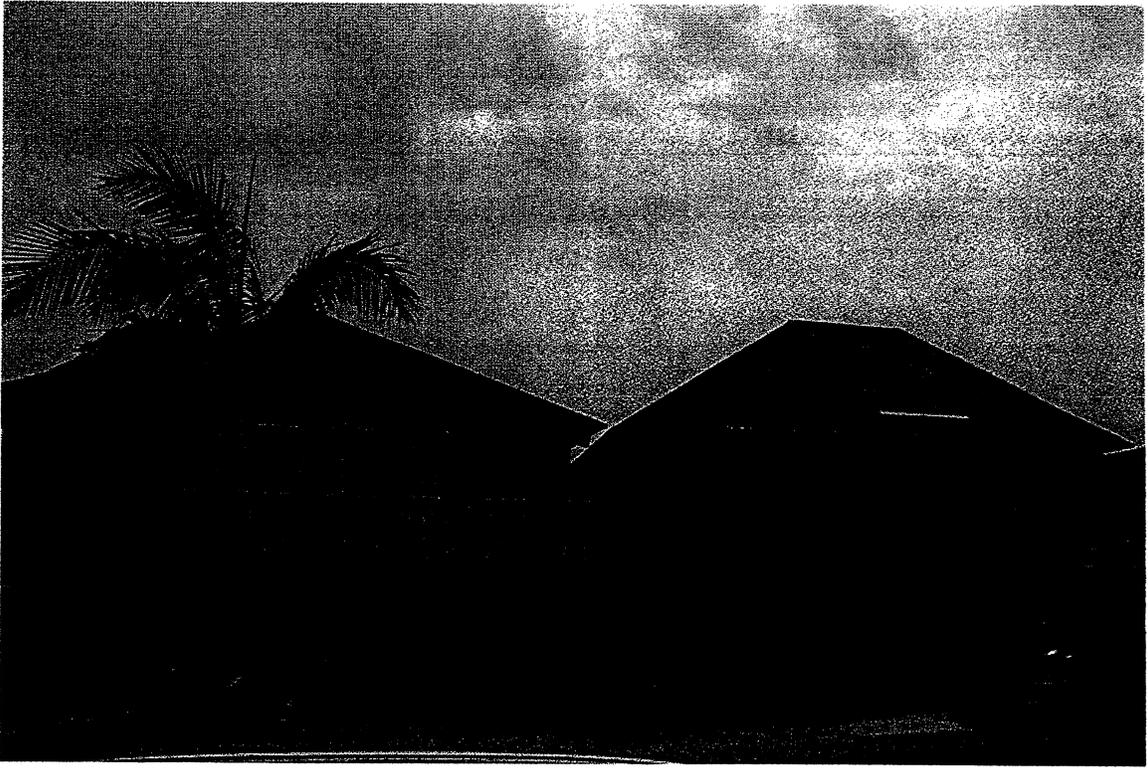


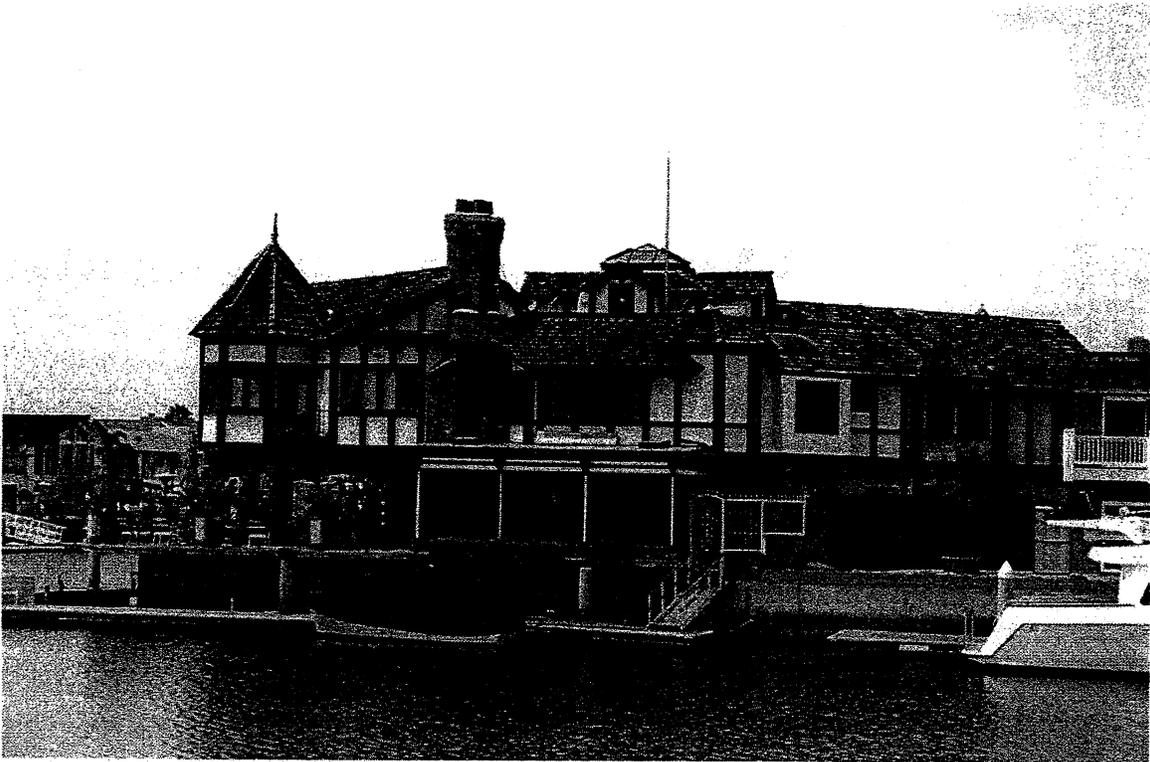


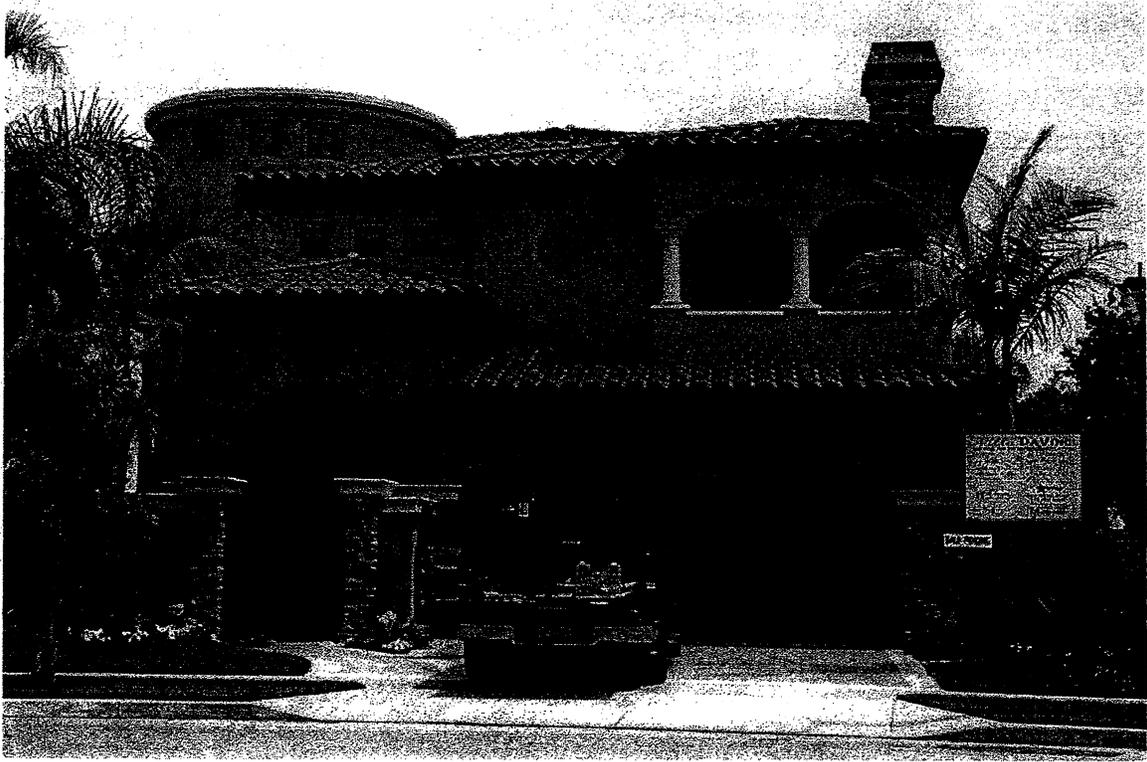














HUNTINGTON

BEACH VISITORS GUIDE 2008

WHERE IT ALL BEGAN.

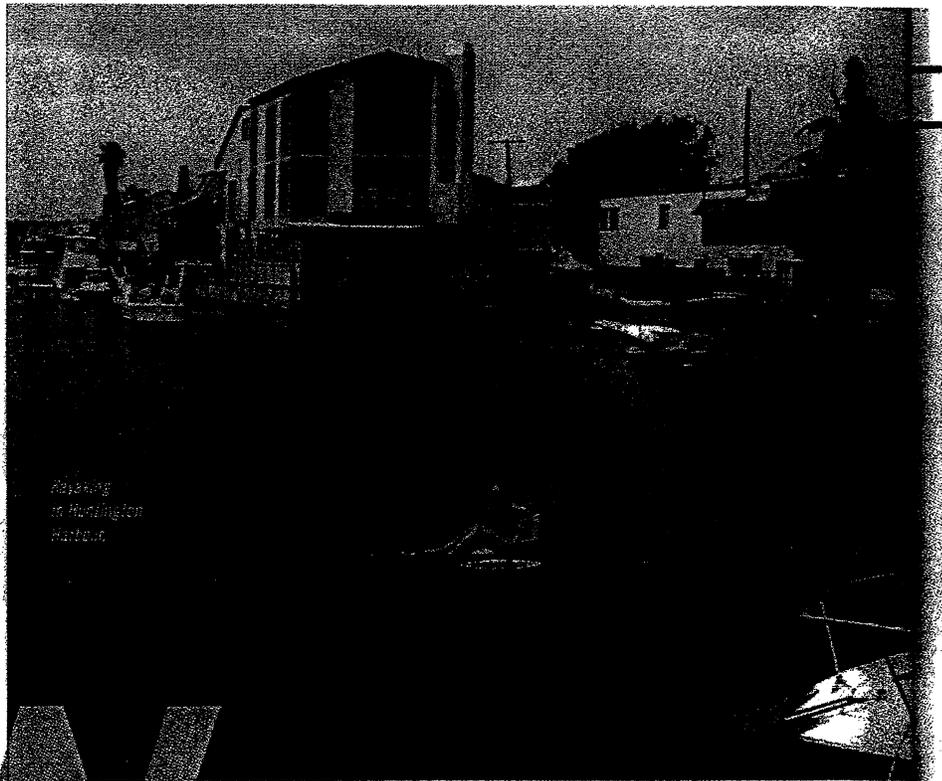
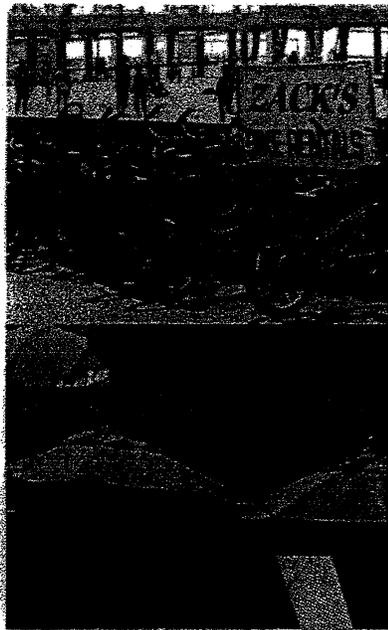
THE ULTIMATE BEACH TOWN GUIDE

550+ Fun things
to do in Surf City USA®



BRING A CROWD
Plan a family reunion

PLANNING YOUR TRIP



SOME IDEAS FOR PLANNING YOUR SURF CITY USA VACATION

Whether your visit is just a weekend getaway or an entire week, there's simply not enough time to do everything. To make the most of your visit, we have a few suggestions you may want to consider. Of course, you can relax at the beach or poolside the entire time, too. The choice is yours!

THREE-DAY ITINERARY

DAY 1:

Begin with breakfast at the Sugar Shack, then cruise down the 8-1/2-mile Huntington Beach Ocean Strand to view the beautiful coastline. You can walk, jog, bicycle or even rollerblade the entire length of the city; equipment is readily available for rent nearby. For lunch, enjoy Ruby's Diner at the end of the Pier before relaxing the afternoon away sunbathing, swimming or even surfing in the sparkling blue Pacific Ocean. At sunset, savor a meal at Duke's Huntington Beach or Fred's Mexican Café before ending the evening with a walk on the sand.

DAY 2:

Pack a light breakfast and spend the day with Mother Nature at the Bolsa Chica Ecological Reserve or Shipley Nature Center where you can see dozens of different species of birds in their natural habitat. Walk the nature trails and explore the wildlife Huntington Beach has to offer. Stop for lunch at Park-Bench Café in Huntington Central Park and then spend the rest of the afternoon playing 18 holes on the Huntington Beach Disc (Frisbee®) Golf Course. Visit Old World Village in the evening to browse authentic European-style shops. Treat yourself to a dinner of German knockwurst or go across the street for a Japanese feast at Kabuki in the newly renovated Bella Terra Huntington Beach shopping center.

DAY 3:

Rise and shine for an early morning surfing lesson from Toes on the Nose. Spend the afternoon shopping downtown on Main Street and don't forget to visit the International Surfing Museum and Huntington Beach Art Center. You can grab a nice lunch at one of the many trendy cafes downtown, and then spoil yourself with a spa treatment at Pacific Waters Spa, part of the renowned Hyatt Regency Huntington Beach Resort & Spa. For dinner, check out The Californian right there in the resort. Come dusk, stake claim to a fire ring for an unforgettable evening barbecue at the beach. Don't forget the s'mores!

FIVE-DAY ITINERARY

Includes the Three-Day Itinerary, plus:

Day 4:

Head to the Downtown IHOP for a stack of fresh pancakes before you drive to Peter's Landing Marina, where you can spend the morning exploring the canals of Huntington Harbour. Rent a kayak or electric boat or take a tour in

a Venetian gondola. Have lunch at Luigi's Restaurant for some fine Italian cuisine, then travel back in time with a visit to the Newland House Museum, a 19th century dwelling that was once home to one of Huntington Beach's pioneering families. For dinner, get a seat with a view of the ocean and the spectacular Huntington Beach Pier at Spark Woodfire Grill, then drop in for a movie at the Century 20 Bella Terra located at Bella Terra Huntington Beach.

DAY 5:

Spend the morning in nearby Long Beach exploring the Queen Mary and Aquarium of the Pacific. Return to Surf City for some final moments on the beach. Get in a little last minute shopping at the fabulous shops and boutiques of Bella Terra Huntington Beach or 5 Points Plaza. Enjoy dinner at Aloha Grill. End the evening with a signature martini at Martini Blues.

