



SF Detached Status: **Active** LP: \$ 1,224,900 - REF #: 1
 \$1,249,900
 OLP: \$ 1,299,000
 MLS #: **086008839**
Media: **12**
 Listing Type: **Exclusive Right (R) EO**
 Address: **6857 Citrine Dr**
 Subdivision: **La Costa Greens**
 City: **Carlsbad** Zip : **92009- 1721**
 Cross Street: **Alicante Rd** Community: **LA COSTA**
 Map Code: **1127G5** MT: **62** AMT: **59** LD: **2/1/2008**
 Directions To Property : **I-5, E. on Aviara Pkwy, L. on Alicante, L. on Citrine to gate**

General Information

Bedrooms: 4	View: Evening Lights, Golf Course, Ocean, Valley/Canyon
Optional BR: 1	Exterior: Stucco
Baths: 4.5	Floors: Slab
Est SqFt: 4,342	Heat: Forced Air, Natural Gas
Year Built: 2005	Cooling: Central Forced Air, Zoned Area(s)
Stories: 2 Story	Pool: Below Ground, Community, Heated, Yes
Lot SqFt: 14,000	Lot Size: More than .25 Up to & Inc .50 Acres
Source of SqFt: Builders Brochure	Sewer: Sewer Connected
Ownership: Fee Simple	School District: San Marcos
Roof: Tile	Age Restriction: N/K
Acres:	Water: Meter on Property
Zoning: R-1	Topography: Level
APN: 123-456-78-00	Pets: More than 1 Pet Allowed, No Size or Other Restrictions, Yes
Fireplace: FP in Family Room, FP in Living Room, Two or More, Yes	

Remarks

Sale/Lease. Offers Considered: \$1,224,900-\$1,249,900 (\$4,500/Mo-Lease). \$95,000 LA COSTA CLUB MEMBERSHIP INCLUDED! Pano view plan 2E on 14,000sf level site in gated enclave. Gourmet kitchen, lavish master, hdwd/stone flrs, granite counters, surround sound, huge entertainer's yard w/views/large patio/grassy areas, 3 car gar.
Confidential Remarks: Call Ralph: 858-663-4616 to show. Tenant Occupied-Need 24 hrs notice to show. Tenant vacating on Apr 21, 2008. Gate code: press 'key symbol then 000000'. *3.0% CBB

Rooms Information

Living Room: 17X15	Dining Room: 13X9	Family Room: 17X15	Kitchen: 21X13	Extra Room: 17X15
Master Bed: 17X15	Bedroom 2: 17X12	Bedroom 3: 12X12	Bedroom 4: 15X12	Bedroom 5: 0

Additional Features

Add Land Use: N/K	Parking: 3 Car Garage, Attached, Tandem
Boat Facilities: N/K	Security: Gated Community
Guest House: N/K	Patio: Slab
Frontage: N/K	Spa: Community, With Pool, Yes
Laundry: Laundry Room	Telecom: Cable, Multiple Phone Lines, Special Wiring
Irrigation: Sprinklers, Timer	
Complex Features: BBQ, Clubhouse/Rec Room, Exercise Room, Golf, Playground, Pool, Recreation Area, Spa/Hot Tub, Tennis Courts	
Equipment: Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Water Filtration	

Financing

Terms: Conventional, Cash	Assessments: Lighting, Special, Street		
Total Loan Bal: \$	Mello-Roos: \$1696/Annual	Other Fee: \$56/Monthly	Type of OF: N/K
1st Trust Deed:	1st Interest:	2nd Trust Deed:	2nd Interest:
1st Loan Type: N/K	1st Assumable:	2nd Loan type: N/K	2nd Assumable:
H.O. Fee: 250/Monthly			
HOF Includes: Common Area Maintenance			

Office and Showing Instructions

Occupant: Tenant	Occupant Phone: 858-663-4616	Show Instruct: Appt/Rmks	Lock Box: No
List Agent: Scott K. Calvin	Agent Phone: (858) 350-1206	Adt'l Phone #:	2nd Agent: Ralph 858-663-4616
List Office: Exclusive Properties	Office Phone: (858) 454-2137	Broker #: 60984	
Email: Click here to email agent	Fax: (619) 374-2737	Pager:	CVR: Yes
CBB% 3 and CBB\$	Subject to Court/Lender Approval: N/A		

Sold Information

Off Market Date:	Close of Escrow:	Expire Date: 5/30/2008	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	

SupplementsMLS #: **086008839** Address: **6857 Citrine Dr**

***PRICE REDUCED! PRICED TO SELL OR LEASE! \$95,000 EXCLUSIVE LA COSTA FULL CLUB GOLF MEMBERSHIP-- WITH 2 YEARS FREE MEMBERSHIP DUES (\$14,000+ VALUE) PLUS 6 MONTHS OF COMPLIMENTARY GOLF CARTS-- INCLUDED IN SALE! ***ONE OF ONLY A FEW PROPERTIES WHERE EXCLUSIVE LA COSTA FULL CLUB & GOLF MEMBERSHIP (SPORT MEMBERSHIP) TRANSFERS 30 YEARS with the property TO EACH NEW OWNER - ADDING EXCEPTIONAL VALUE AND IMPROVING THE FUTURE SALE-ABILITY OF THE PROPERTY!** Very special private gated 14,000 square foot site bordering reserve and overlooking golf course, scenic coastal hills and ocean. This gorgeous upgraded residence offers the finest materials and finishes, boasting spacious cook's kitchen and dining room, GE Monogram stainless steel appliances, granite counters, butler's pantry, custom wood and stone floors and built-ins throughout, media room, home office, expansive master suite with lavish bath and view balcony, a separate suite at entry level with private bath, and a large 3 car finished garage. Amenities include: incredible entertainer's huge yard, large patio court, large lawn area, clubhouse, barbecue area, fitness center, tennis courts, resort class pool, spa, cabanas, small lake and walking trails. The exceptional property and exclusive resort community provide an extraordinary synergy of privacy, nature, relaxation, sport and entertainment; all of which combine to create your own paradise. *Property also available on April 22, 2008, for 1 year Lease at \$4,500 per month. *All information from the seller and others is not verified. *Buyer to verify golf membership and all square footages and measurements prior to close of Escrow.

Prepared by: [Scott K. Calvin](#)

*Information is believed to be reliable, but not guaranteed.
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