45 Carriage Drive, Lake Forest, CA 92610 (MLS # S640145)














$524,000
1,306 sq ft, 3 beds
2 full, 1 part baths
Lot size: n/a
Year Built: 1994

Garage Spaces: 2.0
Tract: Fhcv
Community: Foothill Ranch
County: Orange
Total Parking: 2
Last Updated: 12/2/2010

Ready to move in condition home with 3 bedrooms plus a loft, 2.5 baths nice corner lot location with a nice size back yard for entertaining. Gas fireplace,laminate wood flooring and granite tiles downstairs,wall to wall carpeting upstairs.

Property Details

Building Size: 1306
Bath Full: 2
Bath One Quarter: 0
HOAFee1: 57.0
Builders Tract Code: FHCV
Garage Spaces Total: 2
Cross Streets: CARRIAGE / JAMESON
Tax Parcel Number: 61211150

CARETS Listing Status: Active
Bath Half: 1
Bath Three Quarter: 0
HOAFee2: 0.0
Builders Tract Name: California Coventry
Will Consider Lease YN: N
Builders Model Code: 0

eVantage Real Estate
License #: 01246968
Office: 949-388-3396
Info@eVantageRE.com
www.eVantageRE.com



(position on map may not be exact)

Additional Features

Appliances / Garbage Disposal
Building Structure Style / Contemporary
Cooking Appliances / Microwave
Disability Access / None (N)
Entry Location / Ground Level w/steps
Fire Place Fuel / Gas Starter
Fireplace Rooms / Living Room
Garage Spaces Total / 2
HOAFee Frequency1 / Monthly
Kitchen Features / Tile Counters (N)
Listing Terms / Cash To New Loan
Lot Description / Fully Fenced (N)
Parking Features / Direct Garage Access
Pool Descriptions / No Pool
Roofing / Spanish Clay Tile
ServiceLevel / Full Service
Spa Descriptions / None
Stories / Two Level
View / No View
Water Heater Features / Gas

Bedroom Features / Master Suite
Common Walls / Detached/No Common Walls
Cooling Type / Central A/C
Eating Areas / Breakfast Counter / Bar, Formal Dining Rm
Exterior Construction / Stucco
Fireplace Features / Tile (N)
Floor Material / Carpet, Granite, Hardwood - Partial (N)
Heating Type / Forced Air
Interior Features / Living Room Entry (N)
Land Lease Type / Fee
ListingAgreement / Exclusive Right To Sell/Lease
Lot Location / Corner Lot
Parking Type / Garage - Two Door (N), Garage Is Attached
Possession / CloseOfEscrow
Rooms / Loft
Sewer / Connected & Paid, In
Square Footage Source / Public Records
Tax Mello Roos / Yes
Water / District/Public (N)
Year Built Source / Assessor

Listing provided courtesy of Listing provided courtesy of Ray Tringale, RE/MAX Select One
Date printed: 12/30/2010