28414 Boulder Drive, Lake Forest, CA 92679 (MLS # S640725)







$225,000
1,015 sq ft, 2 beds

2 full baths
Lot size: 2,098 sq ft
Year Built: 1991

Garage Spaces: 1.0
Tract: Othr
Community: Portola Hills
County: Orange
Total Parking: 1
Last Updated: 12/8/2010

Charming two bedroom condo is an end unit with no one above or below. Laminate flooring in dining area, living room and stairway. Newer plush carpet in bedrooms and ceramic tile in bathrooms. Cozy fireplace in the living room, one car attached garage has direct access into the unit. The unit boasts ceiling fans throughout,high scraped ceilings, new applicances in the kitchen, a newer furnace, covered patio, association pool, spa, clubhoue, exercise room and playground. This is a quiet neighborhood and you can walk to the elementary school or local parks. Also close to shopping, dining, and theatres.

Property Details

Building Size: 1015
CARETS Listing Status: Active
Total Floors: 2
Bath Half: 0
Bath Three Quarter: 0
HOAFee2: 0.0
Builders Tract Name: MD
Will Consider Lease YN: N

Builders Model Code: A

Entry Floor Number: 1
Units Total In Complex: 1
Bath Full: 2
Bath One Quarter: 0
HOAFee1: 200.0
Builders Tract Code: OTHR
Garage Spaces Total: 1
Cross Streets: Glenn Ranch/ Saddleback Ranch
Tax Parcel Number: 93247238

Additional Features

Association Amenities / Gym/Ex Room

Bathroom Features / Shower and Tub

Building Structure Style / Carriage House (N)

Cooling Type / Central A/C

Eating Areas / Breakfast Counter / Bar, Living/Dining Combo (N)

Fire Place Fuel / Gas & Wood

Floor Material / Carpet - Partial (N), Ceramic Tile, Laminated

Interior Features / Living Room Balcony

Land Lease Type / Fee

Association Fees Include / Insurance Paid

Bedroom Features / All Bedrooms Up, Master Suite, WalkInCloset

Common Walls / 1 common wall (N), Attached

Disability Access / None (N)

Entry Location / Ground Level w/steps

Exterior Construction / Stucco, Wood

Fireplace Rooms / Living Room

Garage Spaces Total / 1

Heating Type / Forced Air

Kitchen Features / Open to Family Room, Tile Counters (N)

Legal Disclosures / CC and R, Homeowners Association, Short Pay

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(position on map may not be exact)

	Subject to Lender
Listing Terms / Cash, Cash To New Loan	ListingAgreement / Exclusive Right To Sell/Lease
Lot Description / No Yard (N)	Lot Size Source / Public Records
Other Association Fees / Home Owner Assessments (N)	Parking Type / Garage Is Attached
	Patio Features / Other - See Remarks
Pool Descriptions / Association Pool	Possession / COE Plus 3
Roofing / Spanish Clay Tile	Rooms / LivingRoom
ServiceLevel / Full Service	Sewer / Connected & Paid, In
Spa Descriptions / Association Spa	Square Footage Source / Public Records
Stories / Two Level	Tax Mello Roos / Yes
View / Tree Top View	Water / District/Public (N)
Year Built Source / Assessor	

Listing provided courtesy of Listing provided courtesy of Catherine Ferrell, Prudential California Realty
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