



**SF Detached** Status: **Active** LP: \$ 950,000 - \$1,050,000 REF #: 1  
 MLS #: 036049957 OLP: \$ 1,079,000  
 Media: 8  
 Address: [13429 El Presidio Trail](#) Close of Escrow:  
 Subdivision: **Santa Barbara**  
 City: **Carmel Valley** Zip : **92130-**  
 Cross Street: **Valerio Trail** Community: **EAST DEL MAR**  
 Map Code: **1188D4** MT: **56** LD: **9/5/2003**  
 Directions To Property: **DM heights Rd East to Valerio L. to El Presidio L.**

#### General Information

Bedrooms: **5** View: **Evening Lights, Panoramic, Valley/Canyon**  
 Optional BR: **1** Exterior: **Stucco**  
 Baths: **4.5** Floors: **Slab**  
 Est SqFt: **3,750** Heat: **Forced Air, Natural Gas**  
 Year Built: **2003** Cooling: **Central Forced Air, Zoned Area(s)**  
 Stories: **2 Story** Pool: **N/K**  
 Lot SqFt: Lot Size: **Up to & Inc .25 Acres**  
 Source of SqFt: **Builders Brochure** Sewer: **Sewer Connected**  
 Ownership: **Fee Simple** School District: **San Dieguito/DM**  
 Roof: **Tile** Age Restriction: **N/K**  
 Acres: Water: **Meter on Property**  
 Zoning: **R1** Topography: **Level**  
 APN: **305-111-25-00** Pets: **Yes**  
 Fireplace: **FP in Family Room, FP in Master BR**

#### Remarks

Best value dollar for dollar available in prestigious gated Santa Barbara. Seller relocation. Must sell! Plan two 5 bdrm + study, 4 1/2 bath, 3,750 sf home completed in 2003 with \$150,000 in upgrades. Chef's kitchen with Viking appliances, wonderful use of travertine, granite & crown molding, located on quiet cul-de-sac.

#### Rooms Information

Living Room: <b>15x14</b>	Dining Room: <b>14x11</b>	Family Room: <b>20x17</b>	Kitchen: <b>17x15</b>	Extra Room: <b>12x10</b>
Master Bed: <b>20x17</b>	Bedroom 2: <b>13x11</b>	Bedroom 3: <b>12x12</b>	Bedroom 4: <b>11x10</b>	Bedroom 5: <b>15x10</b>

#### Additional Features

Add Land Use: **N/K** Parking: **3 Car Garage**  
 Boat Facilities: **N/K** Security: **Gated Community**  
 Guest House: **N/K** Patio: **Covered**  
 Frontage: **N/K** Spa: **N/K**  
 Laundry: **Laundry Room** Telecom: **Cable, Multiple Phone Lines, Special Wiring**  
 Irrigation: **Sprinklers, Timer**  
 Complex Features: **N/K**  
 Equipment: **Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven, Refrigerator**

#### Assessments and Fees

Assessments: **N/K** Mello-Roos: **170/Monthly**  
 H.O. Fee: **85/Monthly** HOF Includes: **Common Area Maintenance, Gated Community**  
 Other Fee: **0/N/K** Type of OF: **N/K**

**Supplements**MLS #: 036049957 Address: [13429 El Presidio Trail](#)

**OPEN HOUSE SATURDAY & SUNDAY, NOV 1-2, 12-4PM. PLEASE COME BY. Best value dollar for dollar available in Santa Barbara. The Seller is being relocated to Los Angeles which means they must sell this large Carmel Valley home right away! They were originally going to list the home for \$1,100,000. But now time is critical. Therefore offers will be considered from \$950,000 to \$1,050,000. That s up to \$150,000 less than it should sell for. Don t let this window of opportunity slam shut on you. Preview this home two days only - SATURDAY and SUNDAY!!! This prestigious gated Santa Barbara plan two 5 bedroom plus study, 4 1/2 bath, 3,750 square foot home built in 2003 on a prime end of cul-de-sac spacious view lot truly defines pride of ownership . The home has been lovingly upgraded with attention to detail. Granite kitchen counters, Viking appliances, crown molding, custom faux finishes, arched doorways, high ceilings, French doors and window casings are only the beginning of the features. So, rather than listing all \$150,000 in upgrades to describe the best value you can buy in Santa Barbara, please come to our Open House and see for yourself. \*Local Elementary, Carmel Creek Elementary (Grades k-6) Ranked #2 in San Diego in 2002 by API score.**

Prepared by: Scott K Calvin

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