

For Sale - Home and Cottage



6740 Pasado Road, Isla Vista, CA

Near UCSB

Price	\$759,000		
Income:	Home - \$1,840 (leased 7/1/04 - 6/15/05) Cottage - \$700 (mo. to mo.) Garage \$100 (mo. to mo.)		
Area/Configuration:	Improvements:	7,440 SF total dwelling area Home - 943 SF approx. Cottage - 234 SF approx. 2-Car Garage - 452 SF approx.	Land: 65' x 100' approx. A.P. #075-092-015
	Age:	Circa 1928	Zoning: SR-M-18-D
	Parking:	2-car garage	

Terms: Cash to a new loan

Remarks: Enjoy the spacious front yard from your covered porch or cozy up in front of the living room fireplace. The detached cottage provides for expanded living options and includes it's own storage area or possible laundry room. The home is leased and the cottage and garage are rented month to month.



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The information above, while not guaranteed has been secured from sources we believe to be reliable. The prospective buyer should verify the items of information herein.



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Area Map



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Available Reports:

The following reports will be available on request:

- Rental agreements and books
- All documents mandated by CA Civil Code
- Preliminary Title Report (First American Title) and NHD Reports
- Pest Control Report

Requested Format For Offers:

The following format for offers is suggested:

- Winforms generated or typed offer on CAR form
- Submit offer with evidence of down payment funds and prequalification letter
- Deposit of \$10,000 or more
- 30-day escrow

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