
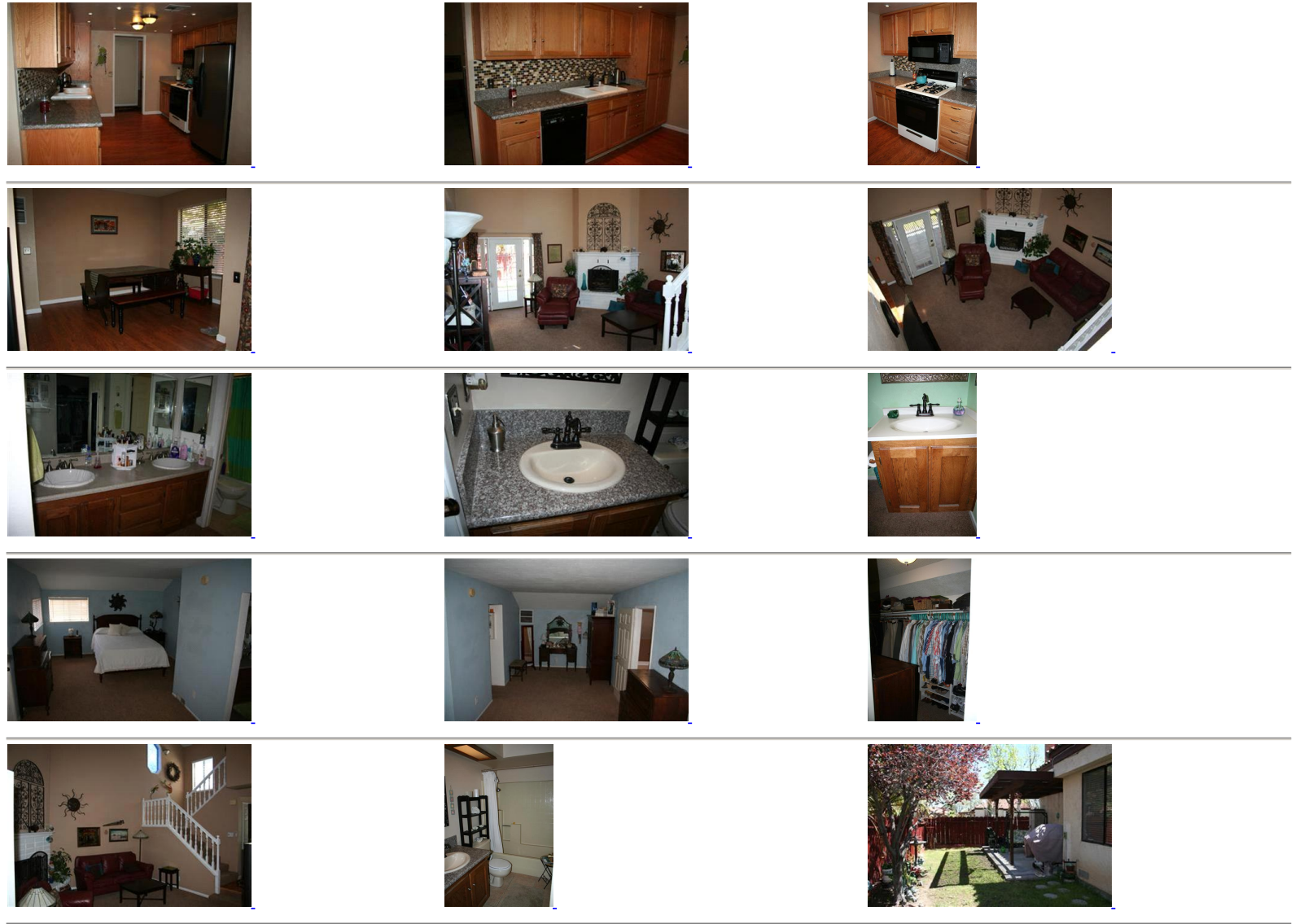


Client Detail with Addl Pics Report

Property Type Residential **Include Property Subtypes** Site Built Home, Townhouse/Condo **Area** North West County Kern **ZIP** 93555 **Status** Active
 Listings as of 01/23/12 at 12:27pm

Active 04/01/11 **Listing #** 1913679 **424 Tepatitlan Ct Ridgecrest, CA 93555-3164** **Listing Price:** \$149,900
County: Kern **Cross St:** Heritage Dr./Norma

	Prop Type	Residential	Prop Subtype(s)	Townhouse/Condo
	Area	North West	Subdivision	Heritage Montefinos
	Beds	3	Approx Square Feet	1712 Measured
	Baths	3	Price/Sq Ft	\$87.56
	Year Built	1983	Lot Sq Ft (approx)	3256
	APN	42108208	Lot Acres (approx)	0.075
			Garage Spaces	2



Directions Cross streets: Heritage Dr. and Norma

Public/Internet Remarks None better! Heritage 2-story condo. Location, price and condition! Buyer Bonus: seller to pay six months of association fees! 3 bdrm, 3 bath, 2 car garage. Super kitchen update with granite counters, solid oak cabinets, large pantry, fiberglass sink, some newer appliances contained in corridor design. Frig stays. Wood laminate flooring in raised dining area. Textured ceilings. Rich beige interior walls. Tile floors in 2 baths as well as new counter tops in all 3 baths. No more leaky faucets because all plumbing valves have been replaced. Peaceful pale blue upstairs master suite with new ceiling fan. Master bath has two lavatories and an enormous closet. Newer furnace and evaporative cooler. Most work done in 2005. Super opportunity!

Year Remodeled	2005	Style/Description	Resale
REO	No	Zoning	PUD
Roof	tile and foam	Exterior	stucco
Lot Dimensions	44 x 74	# of Levels	2
# of Bldg Units	1	Garage	Yes
Garage Description	TALL two-car	Carpport Description	n/a

Pool	Yes (community)		
Square Footage			
Appx Sqft-Main	1712		
Bedrooms			
Num Beds - Main	2	Num Beds - Upstairs	1
Bathrooms			
Num Baths-Main	2	Num Baths-Upstairs	1
Kitchen			
# Kitchens-Main	1		
Dining Room			
# Dining-Main	1		
Family/Living Room			
# Fam/Liv-Main	1		
Laundry			
# Laundry-Main	1		
Room Sizes			
Main Heating	Natural Gas Furnace	Air Conditioning	Evaporative Cooler, On Ground
Utilities	Electricity, Natural Gas, Phone, Sewer, Legal Access	Water Source	IWV water
Ext Feat/Inclusions	Corner Lot, Curb & Gutter, Fenced Partial, Landscape-Full, Lawn, Patio- Covered, RV/Boat Parking, Sprinklers Automatic, Swimming Pool, Trees	Int Feat/Inclusions	220 Volt Outlets, Ceiling Fans, Dishwasher, Fireplace, Garbage Disposal, Hot Tub/Spa, Microwave, Oven-Range, Refrigerator, Skylights, W/D Hookups, Water Heater, Window Coverings
Flood Zone	X	Exterior Condition	excellent
Carpet Color	beige mottled	Interior Condition	excellent

Presented By:	Carol J Wilson Lic: 909104 Primary: 760-446-5959 Secondary: 760-382-7757 Other: E-mail: carolj@wilsel.com Web Page: http://www.wilsel.com	Wilson & Associates Real Estate Services Lic: 909104 1030 N. Heritage Dr. Ridgecrest, CA 93555 760-446-5959 Fax : 760-446-3285 See our listings online: http://www.wilsel.com
January 2012		

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U.S. Patent 6,910,045

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Property Type Residential **Include Property Subtypes** Site Built Home, Townhouse/Condo **Area** North West **County** Kern **ZIP** 93555 **Status** Active
Listings as of 01/23/12 at 12:27pm

Active 08/03/11	Listing # 1913965	1009 Meadowview Ln Ridgecrest, CA 93555-3175			Listing Price: \$379,000
	County: Kern	Cross St: HERITAGE DRIVE			
	Prop Type	Residential	Prop Subtype(s)	Site Built Home	
	Area	North West	Subdivision	Heritage Village	
	Beds	4	Approx Square Feet	3200 Owner	
	Baths	2	Price/Sq Ft	\$118.44	Garage Spaces 2
	Year Built	1985	Lot Sq Ft (approx)	10304	
	APN	42111202	Lot Acres (approx)	0.237	

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Directions WEST OF DRUMMOND TO HERITAGE DRIVE, TURN RIGHT. AT STOP SIGN ON COBBLESTONE, TURN LEFT AND THEN RIGHT. HOME IS AT SOUTH END OF CUL-DE-SAC.
Public/Internet Remarks OVER 3200 SQ.FT. OF LIVING SPACE, THIS 4 BEDROOM, 2 BATH EXECUTIVE HOME, HAS BEEN REMODELED TO ACCOMODATE A LARGE FAMILY. NEW CARPETING ENHANCES THIS HOME. THE CHARMING EXTERIOR IS ENHANCED BY LUSH LANDSCAPING. A FIREPLACE IS THE FOCAL POINT OF THE LIVINGROOM WHICH IS ALSO ENHANCED BY A WALL OF CUSTOM CHERRY BOOKCASES. THE FAMILY ROOM WITH ITS SOARING CATHEDRAL CEILINGS AND ARCHED WINDOWS IS PERFECT FOR ENTERTAINING. OFF THE MASTER BEDROOM, THERE IS A SEPARATE GREAT ROOM, WITH 8 LIGHT-CAPTURING SKYLIGHTS. REFERRED TO AS A SOLARIUM, THIS ROOM SERVES AS YET ANOTHER ENTERTAINING SPACE AND IS EQUIPPED WITH SUMMER SHADES FOR YEAR AROUND COMFORT. CONSIDER THE POSSIBILITIES! THE KITCHEN HAS TILED COUNTERS, FLOORS, WOOD CAVINETS, DOUBLE PANTRY AND ABUNDANT STORAGE. THE 3RD PLACE OF THE 3 CAR GARAGE COULD BECOME A 5TH BEDROOM. A COVERED PATIO RUNS THE FULL LENGTH OF THE HOME AND PROVIDES THE PERFECT AREA TO ENJOY THE SUMMER EVENINGS. THE JACUZZI WITH COVER WILL REMAIN. PLEASE SHOW THIS HOME.

Year Remodeled	1998	Style/Description	Resale
REO	No	Zoning	R-1
Roof	TILE	Exterior	VERY GOOD
Lot Dimensions	94.72x 184.95	# of Levels	1
# of Bldg Lots	1	# of Bldg Units	1
Garage	Yes	Garage Description	2 CAR GARAGE
Pool	Yes		
Square Footage			
Appx Sqft-Main	3200		
Bedrooms			
Num Beds - Main	4		
Bathrooms			
Num Baths-Main	2		
Kitchen			
# Kitchens-Main	1		
Dining Room			
# Dining-Main	2		
Family/Living Room			
# Fam/Liv-Main	2		
Laundry			
# Laundry-Main	1		
Other Rooms			
# Other Rm-Main	2		
Room Sizes			
Main Heating	Electric, Fireplace Insert, Natural Gas Furnace	Air Conditioning	Evaporative Cooler, On Ground
Utilities	Electricity, Natural Gas, Phone, On Sewer, City Water	Ext Feat/Inclusions	Broadband Internet, Cul-de-sac, Curb & Gutter, Fenced Full, Landscape-Full, Lawn, Patio- Covered, RV/Boat Parking, Satellite Dish, Sprinklers Automatic, Storage Shed, Swimming Pool, Trees, View of Mountains
Int Feat/Inclusions	220 Volt Outlets, Bay Windows, Ceiling Fans, Dishwasher, Fireplace, Garbage Disposal, Hot Tub/Spa, Microwave, Oven-Range, Refrigerator, Skylights, W/D Hookups, Walk-in Closets, Washer & Dryer, Water Heater, Window Coverings	Flood Zone	0.2 PCT
Exterior Condition	VERY GOOD	Carpet Color	NEUTRAL
Interior Condition	VERY GOOD	Other Features	SOLARIUM, SPA, GREAT ROOM, OFFICE

Presented By:	Carol J Wilson Lic: 909104 Primary: 760-446-5959 Secondary: 760-382-7757 Other: E-mail: carolj@wilsel.com Web Page: http://www.wilsel.com	Wilson & Associates Real Estate Services Lic: 909104 1030 N. Heritage Dr. Ridgecrest, CA 93555 760-446-5959 Fax : 760-446-3285 See our listings online: http://www.wilsel.com
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January 2012

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Property Type Residential Include Property Subtypes Site Built Home, Townhouse/Condo Area North West County Kern ZIP 93555 Status Active
Listings as of 01/23/12 at 12:27pm

Active 08/29/11	Listing # 1913987 County: Kern	432 La Mancha Ct Ridgecrest, CA 93555-3165 Cross St: Montefino	Listing Price: \$134,995	
Prop Type	Residential	Prop Subtype(s)	Townhouse/Condo	
Area	North West	Subdivision	Heritage Montefinos	
Beds	3	Approx Square Feet	2086 Assessor	
Baths	3	Price/Sq Ft	\$64.71	Garage Spaces 2
Year Built	1983	Lot Sq Ft (approx)	3855	
APN	42108214	Lot Acres (approx)	0.088	

Directions North on N. Norma, East on Heritage Dr, North on Montefino Dr, West on La Mancha. Subject property is on North side of cul-de-sac. Guest parking is available on Montefino Dr.
Public/Internet Remarks ALL THE COMFORTS OF HOME, with a little less worry in this Montefino Townhouse in Heritage Village. Sell your lawnmower and buy a tennis racket, relax and take a swim or a stroll in the park. This large 3 Bedroom, 3 Bath townhouse with office has plenty of room; boasting a master bedroom downstairs and a loft master upstairs. Open living and dining area is great for entertaining, galley style kitchen makes cooking a snap, Indoor laundry off of the hall makes your chores a breeze and the tall 2-car garage provides ample room for future storage. With a few updates you can make living in this home a permanent vacation.

Style/Description	Resale	REO	No
Zoning	R-2 MD	Roof	Tile & Rolled
Exterior	Stucco	Lot Dimensions	Irregular
# of Levels	2	# of Bldg Units	1
Garage	Yes	Garage Description	Tall 2-Car Attached
Pool	Yes (Community Pool)		
School Information			
Elementary School	Richmond	Middle School	Murray
High School	Burroughs		
Room Sizes			
Main Heating	Natural Gas Furnace	Air Conditioning	Evaporative Cooler, On Ground
Utilities	Electricity, Natural Gas, On Sewer, City Water	Ext Feat/Inclusions	Cul-de-sac, Curb & Gutter, Fenced Full, Landscape-Partial, Lawn, Sprinklers Automatic, Trees
Int Feat/Inclusions	Ceiling Fans, Dishwasher, Fireplace, Garbage Disposal, Oven-Range, Refrigerator, Skylights, W/D Hookups, Walk-in Closets	Flood Zone	X

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 Listings as of 01/23/12 at 12:27pm

Active 10/23/11	Listing # 1914134 County: Kern	418 Tepatitlan Ct Ridgecrest, CA 93555-3163 Cross St: Montefino	Listing Price: \$165,000	
Prop Type	Residential	Prop Subtype(s)	Townhouse/Condo	
Area	North West	Subdivision	Heritage Montefinos	
Beds	4	Approx Square Feet	2062 Assessor	
Baths	2.75	Price/Sq Ft	\$80.02	Garage Spaces 2
Year Built	1983	Lot Sq Ft (approx)	3573	
APN	42108111	Lot Acres (approx)	0.082	

Directions North on Norma...east on Heritage Dr....north on Montefino....east on Tepatitlan.

Public/Internet Remarks HERITAGE CONDO Three bedrooms + an office & 2 baths in 2062 square feet. Beautiful laminate flooring in the office, hall, kitchen, dining room & downstairs bath.

Ceramic tile flooring in downstairs master bath & upstairs master bath. Kitchen has a range, dishwasher, built-in microwave and Maytag refrigerator. The kitchen counters have been re-tiled with a neutral color tile that complements the flooring. The living room has a gas fireplace & French doors to the low maintenance backyard. There are two master bedrooms. The upstairs master suite has a huge walk-in closet, skylight and a re-tiled bathroom floor/shower & double sinks. There is tons of storage in the upstairs attic space, the large garage with added overhead storage & inside laundry. Check out this corner lot condo with neighbor on only one side.

REO	No	Zoning	Condominium
Roof	Tile & foam	Exterior	Stucco
Lot Dimensions	44.08 x 77.50	# of Levels	2
Garage	Yes	Garage Description	Large, lots of storage, roll-up door with opener
Pool	Yes (Master Association pool & spa)		
Room Sizes			
Main Heating	Natural Gas Furnace	Air Conditioning	Evaporative Cooler, On Ground
Utilities	Electricity, Natural Gas, On Sewer, City Water, Legal Access	Water Source	IWW Water District
Power Company	SCE	Ext Feat/Inclusions	Corner Lot, Cul-de-sac, Curb & Gutter, Fenced Full, Landscape-Partial, Lawn, Patio- Covered, RV/Boat Parking, Sprinklers Automatic, Swimming Pool, Trees
Int Feat/Inclusions	220 Volt Outlets, Ceiling Fans, Dishwasher, Fireplace, Garbage Disposal, Hot Tub/Spa, Microwave, Oven-Range, Refrigerator, Skylights, W/D Hookups, Walk-in Closets, Water Heater, Window Coverings	Flood Zone	X

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Client Detail with Addl Pics Report

Property Type Residential **Include Property Subtypes** Site Built Home, Townhouse/Condo **Area** North West **County** Kern **ZIP** 93555 **Status** Active
 Listings as of 01/23/12 at 12:27pm

Active 01/15/12	Listing # 1914305	225 President Way Ridgecrest, CA 93555-5523	Listing Price: \$165,000
	County: Kern	Cross St: Heritage Dr.	
	Prop Type	Residential	Prop Subtype(s) Site Built Home
	Area	North West	
	Beds	3	Approx Square Feet 1454 Assessor
	Baths	2	Price/Sq Ft \$113.48 Garage Spaces 2
	Year Built	1987	Lot Sq Ft (approx) 18992
	APN	42118005	Lot Acres (approx) 0.436

Directions Drummond Ave. to Heritage Drive to President Way

Public/Internet Remarks Gorgeous home at Heritage Village!!!...Club house, pool, spa, tennis courts and other amenities in the area...Close to a park and shopping!!.... this is a short sale subject to lender's approval.

Style/Description	Resale	REO	No
Zoning	R1-ZONED	Roof	Tile
Exterior	Stucco	Lot Dimensions	85.57x52
# of Levels	1	# of Bldg Units	1
Garage	Yes	Carport Description	Attached
Pool	No		
School Information			
Elementary School	Richmond	Jr. High School	Murray
High School	Burroughs		
Square Footage			
Appx Sqft-Main	1436		
Room Sizes			
Main Heating	Natural Gas Furnace	Air Conditioning	Evaporative Cooler
Utilities	Electricity, Natural Gas, Phone, Sewer, City Water	Water Source	IWV
Power Company	SCE	Ext Feat/Inclusions	Curb & Gutter, Fenced Full
Int Feat/Inclusions	Ceiling Fans, Fireplace, Garbage Disposal, Hardwood Floors, Oven-Range, Refrigerator, W/D Hookups, Walk-in Closets, Water Heater, Wired for Cable	Flood Zone	X

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