

**492 CHAUCER CIR**

Unit: **SAN RAMON, CA 94583** Area: 4400  
 List Price: **\$1,049,000** Listing Date: **06/12/2006**  
 Status: **PEND** Pending Date: **07/30/2006**  
 Orig Price: **\$1,149,000** Sold Date: **09/15/2006**  
 Sale Price: Days on Mkt: **48**  
 Off-Mkt Date: **07/30/2006** Days on MLS: **48**

**Property Information**

Bedrooms: 5 Dwelling Type: DE  
 Baths: 3 / 0 Apx Lot Acre: 0.23  
 Apx SqFt: 3180 P Apx Lot SqFt: 10000  
 Year Built: 1981 Age: 25 Builder:  
 Stories: 2S Model:  
 Garages: 3 Complex:  
 Fireplaces: 2 Total Units:  
 Rooms: 11 Floor:  
 Pool: Y Pct Own Occ:  
 New Sub: Census Tract: 3451.09  
 D/N/S: INVERNESS PARK

HOA: N Dues: \$ Litigation Pending:  
 HOA: Ph:

100K reduced. Well below market price. This is it, beautifully upgraded, prime location with swimming pool and hot tub, close to everything, new designer custom paint, granite slab kitchen counter top, hardwood floor. Dramatic living room with fireplace & high ceilings. Luxurious master suite.

**Residential Property**

MLS No.: 40176409 Listing Type: ER Pt of Sale Ord: N  
 APN: 213083012 Contra Costa City Tnsfr Tax: N  
 CSO: 2.5 Dual/Variable: Yes Zoning:  
 List Agent: HARRY CHERN  
 List Office: NORCAL INVESTMENT GROUP  
 Office Phone: 925 6009566 Ext:  
 Agent's Phone: 925 2510533  
 email: kathyc@norcalinvestment.com

Occupied by:  Name: Myong Garvin  
 Showing Info: Call Owner 925-200-1580

Occ. Phone: **925-200-1580** Lock Box: Y Front Door  
 Age25

Conf.

Rmks:

Directions:

Cross Street: Montevideo

Thomas Bros: 673E4

**Features**

Construction Status Existing	Fireplaces Family Room Living Room	Kitchen Features Counter - Stone Dishwasher Eat In Kitchen Microwave	Possession COE	Side Yard Sprinklers Automatic Sprinklers Back Sprinklers Front
Cooling Central 1 Zone A/C	Flooring Hardwood Floors	Laundry Hookups Only In Laundry Room	Roof Tile	
Disclosures Nat Hazard Disclosure	Parquet Tile	Room - Additional Bonus/Plus Room		
Equipment Additional Fire Alarm System Garage Door Opener Intercom Security Alarm - Owned Water Heater Gas Window Coverings	Foundation Crawl Space Raised Garage/Parking Attached Garage Garage Parking	Level - Street 1 Bedroom 1 Bath Laundry Facility Main Entry	Style Mediterranean	
Exterior Dual Pane Windows Stucco Wood Siding	Heating Forced Air 1 Zone Gas	Lot Description Level	Terms Conventional	
		Pool Hot Tub In Ground	Water/Sewer Sewer System - Public Water - Public	
			Yard Description Back Yard Fenced	

School Dist: SRM Elementary: CallSchDst Middle: CallSchDst Senior High: CallSchDst  
 Selling Office: Empire Realty Associates, Inc. Selling Office Phone: 2175000  
 Selling Agent: Kay Sherwood Selling Agent's Phone: 2175063