



Coastal Pacific

R E A L E S T A T E





3	1,321	12,001	\$800,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	N/A	SFR	N/A
Baths	Yr Built	Type	Sale Date

Auction

Owner Information

Owner Name:	Alrutz Elaine Revocable Trust04-10-07	Tax Billing Zip+4:	7629
Tax Billing Address:	5481 Linda Rosa Ave	Ownership Right Vesting:	Revocable Trust
Tax Billing City & State:	La Jolla, CA	Owner Occupied:	No
Tax Billing Zip:	92037		

Location Information

School District :	San Diego	Map Coordinates:	1247-G4
Comm College District Code:	San Diego	Census Tract:	83.11
Zip Code:	92037	Zoning:	1
Carrier Route:	C061	Subdivision:	Lomas De La Jolla Unit 01
Tract Number:	2572		

Tax Information

APN :	357-640-04-00	Tax Area:	08001
% Improved:	9%	Lot # :	16
Legal Description:	LOT 16 TR 2572		

Assessment & Tax

Assessment Year	2013	2012	2011
Assessed Value - Total	\$923,666	\$905,556	\$887,801
Assessed Value - Land	\$837,076	\$820,663	\$804,572
Assessed Value - Improved	\$86,590	\$84,893	\$83,229
YOY Assessed Change (\$)	\$18,110	\$17,755	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2011	\$9,988		
2012	\$10,174	\$186	1.86%
2013	\$11,033	\$859	8.45%

Special Assessment	Tax Amount
Bird Rock Maint	\$78.00
Mwd Wtr Standby Chrg	\$11.50
Cwa Wtr Availability	\$10.00
Vector Disease Ctrl	\$5.86
Mosquito Surveillanc	\$3.00
Total Of Special Assessments	\$108.36

Characteristics

Lot Frontage:	60	Half Baths:	1
Lot Acres:	0.2755	Garage Type:	Garage
Lot Sq Ft:	12,001	Garage Capacity:	2
Building Sq Ft:	1,321	Effective Year Built:	1950
Stories:	1	Parking Type:	Garage/Carport

Total Units:	1	No. Parking Spaces:	2
Bedrooms:	3	# of Buildings:	1
Total Baths:	2	Land Use:	SFR
Full Baths:	1		

Last Market Sale & Sales History

Recording Date:		06/07/2004		Sale Type:		Full	
Sale Price:		\$800,000		Deed Type:		Grant Deed	
Price Per Square Feet:		\$605.60		Owner Name:		Alrutz Elaine Revocable Trust04-10-07	
Document Number:		531707		Seller:		Mc J Group LLC	
Recording Date		05/03/2007	06/07/2004	06/07/2004	06/07/2004	11/30/1995	
Sale/Settlement Date		04/10/2007	04/16/2004	04/06/2004	04/16/2004		
Sale Price			\$800,000		\$1,350,000	\$300,000	
Nominal		Y		Y			
Multi/Split Sale Type					Multi		
Buyer Name		Alrutz Elaine Trust	Alrutz Elaine	Alrutz Elaine	Mc J Group LLC	Borun George & Bernys Trustees	
Seller Name		Alrutz Elaine	Mc J Group LLC	Gettelfinger Steve	Borun G & B Trust Agreement	Smith Clyde E & Livia M Trs	
Document Number		304042	531707	531706	531705	542405	
Document Type		Quit Claim Deed	Grant Deed	Interspousal Deed Transfer	Grant Deed	Grant Deed	
Tax Stamp Amt			\$880		\$1,485	\$330	

Recording Date	09/13/1991
Sale/Settlement Date	08/1991
Sale Price	
Nominal	Y
Multi/Split Sale Type	
Buyer Name	Smith Clyde E & Smith Livia M
Seller Name	Smith Clyde E
Document Number	471369
Document Type	Quit Claim Deed
Tax Stamp Amt	

Mortgage History

Mortgage Date	12/15/2005	11/01/2005	08/10/2004	06/07/2004
Mortgage Amount	\$110,000	\$880,000	\$79,950	\$640,000
Mortgage Type	Conventional	Conventional	Conventional	Conventional
Mortgage Lender	Wells Fargo Bk Na	Washington Mutual Bk Fa	National Cty Bk	Pacific Tr Bk
Borrower Name	Alrutz Elaine	Alrutz Elaine	Alrutz Elaine	Alrutz Elaine

Foreclosure History

Document Type	Notice Of Trustee's Sale	Notice Of Default
Default Date		02/24/2014
Foreclosure Filing Date	05/27/2014	02/24/2014
Recording Date	05/30/2014	02/25/2014
Document Number	222094	74828
Default Amount		\$30,405
Final Judgment Amount	\$944,815	
Original Doc Date	11/01/2005	11/01/2005
Original Document Number	949969	949969



"In every industry, there is a group of people distinguished by a passion for excellence and eagerness for new ideas. In residential and investment real estate, we are those people."



Your Name

858. 255. 1031

REALTOR®

Residential & Investment Properties

Our Team specializes in the marketing, purchase and/or “1031 Exchange” of distinctive residential and investment properties along the coast of California. We have been providing our expertise and innovative strategies serving California and Hawaii for over 35 years. The success of our business is sustained by the relationships we create.

The power of a 1031 tax deferred exchange is the ability to meet investment objectives without losing equity to taxation. Whether selling, purchasing or refinancing your residence, vacation home or income property our network of professionals will help you structure your real estate transactions.



Justin J.P. Chimento

Broker / Owner

Residential & Investment Properties, CNE

Justin Chimento has served real estate clients for over 12 years in the community of La Jolla and throughout San Diego County. Justin is licensed with the State of California as both a salesperson and real estate broker. He has practiced real estate in several affluent locations, including San Francisco, Malibu, Monterey, and Pebble Beach. Justin's real estate experience has garnered him several awards, both in residential and commercial, as a "top producer". Justin was most recently the broker of record for a national real estate firm in La Jolla CA. As Broker/Owner of Coastal Pacific Real Estate Justin looks forward to helping his clients with selling, purchasing or investing in real estate property along the coast of California.



Susan Forster

Founder / Owner

Residential & Investment Properties, e-Broker, CNE

Susan Forster has been actively involved in the real estate industry for over 35 years and focuses on residential & investment properties in San Diego County. Susan has owned and operated real estate brokerages in Orange County, Santa Cruz, Monterey, Pebble Beach, Maui, and San Diego. She specializes in IRS 1031 tax-deferred exchange and collaborates with a variety of professional partners. Susan's decades of experience and passion for real estate make her an ideal choice for anyone, purchasing, selling or investing in real estate along the coast of California.

Market Report

Our complimentary report on your property.

Key Strategies

A collection of information regarding our local real estate market, including how to expand your wealth and save on taxes with strategic real estate transactions.

Property Marketing

An overview of our comprehensive property marketing package, including professional content production, online listing distribution, and traditional print marketing.

Property Valuation

An analysis of your property's current market value and whether or not your property qualifies for the latest tax advantages. Market value is determined by recent and comparable sales within our local market.

Available Opportunities

A list of properties currently for sale, including some of the best opportunities around La Jolla, CA. Find your next home or investment property.

Our Niche

We are your local real estate experts.



The Coast of San Diego

The success of our business is sustained by the relationships we create.

Our team specializes in the marketing, purchase, and/or "1031 exchange" of distinctive residential and investment properties along the Coast of San Diego. We have been providing our expertise and innovative strategies serving California and Hawaii for over 35 years.



IRS 1031 Tax-Deferred Exchange

We pride ourselves on our ability to execute wealth-building strategies for our clients.

The power of a 1031 Tax Deferred Exchange is the ability to meet investment objectives without losing equity to taxation. We collaborate with a variety of professional partners and experts to provide you with tax avoidance strategies that many investors may be unaware of.



Strategic Collaboration

Our greatest asset is the collective expertise and experience of our professional network.

Whether selling, purchasing or refinancing your residence, vacation or income property, our network of professionals will help add value to your real estate transactions. We collaborate with experts across many fields to formulate an investment strategy to maximize your overall goals and long-term interests.



1031 Exchanges

How to defer capital gains through investment properties.

The benefits of IRC Section 1031 exchanges can be tremendous! Investors are often able to defer thousands of dollars in capital gain taxes, both at federal and state levels. If the requirements of a valid 1031 exchange are met through strategic planning, capital gains tax may never be paid. This essentially results in a long term, interest-free loan from the IRS.

Want to explore your investment options? **Contact us.**

Principles considering purchasing investment property should seek the counsel of an accountant and attorney to obtain professional tax and legal advice. Licensed real estate agents cannot provide advice regarding specific tax or legal consequences. It is not our intention to solicit the offerings of other brokers. If your property is currently listed, please disregard our materials. We look forward to cooperating with all brokers.

1031 Exchange Advantages

Preservation of Equity

A properly structured 1031 tax deferred exchange provides real estate investors with the opportunity to defer 100% of both Federal and State capital gains taxes. Most often, the capital gains taxes are deferred indefinitely because many investors continue to exchange from one property to the next, dramatically increasing the value of their real estate investments with each exchange. With the proper estate planning, you may never have to pay these taxes.

Leverage

Many investors exchange from a property where they have a high equity position or "free and clear" into a higher value property. A larger property may produce more cash flow and may provide greater depreciation benefits, thereby increasing the return on their investment.

Diversification

Exchanges offer a number of opportunities for diversification. One option is to exchange into other geographic regions, ie. one apartment building in Denver, for two additional apartments, one in Los Angeles, and the other in Dallas. Other options include acquiring different property types such as exchanging several residential units to a small retail strip center.

Management Relief

Many investors accumulate several single family rentals over the years. The on-going maintenance and management of what can be labor intensive, distant, and disparate properties can be lessened by exchanging these for a single property better suited to on-site maintenance and management. Exchanging into one apartment complex with a resident manager is a good example of this strategy.

Estate Planning

When a number of family members inherit one large property and disagree about what they want to do with it (some may want to continue holding the investment while others desire to sell it immediately for cash) by exchanging from a single property into several smaller properties, the investor can designate, after their death, each heir will receive a different property which they can either hold or sell.

1031 Exchange Scenarios

1031 exchanges allow real estate investors to defer the payment of capital gain taxes upon the sale of qualifying investment property (ie. property is of “like-kind”). Many investors only consider the tax reasons for a like-kind exchange, despite being given considerable flexibility in changing the type or location of their property.

Typical Non-tax Motives to Exchange:

- ✓ Exchange from fully depreciated property to a higher value property that can be depreciated.
- ✓ Exchange from a stagnant or slowly appreciating property to a property in an area with greater appreciation potential.
- ✓ Exchange from a property with maximized or minimal cash flow to a higher cash flow property to generate a larger cash flow.
- ✓ Exchange for a property or properties that may be easier to sell in the coming years.
- ✓ Exchange to fit the lifestyle of a person. For example, a retiree may exchange for a property requiring reduced management responsibility so they can do more traveling.
- ✓ Exchange from several smaller properties to one larger property to consolidate the benefits of ownership and reduce management responsibilities.
- ✓ Exchange to a property the client can use in his or her own profession. For example, a doctor may exchange from a rental house to a medical building or office condominium to use for his or her practice.
- ✓ Exchange from an older property in need of repairs and/or system replacements to a newer property with more efficient and/or reliable systems.



Capital Gains

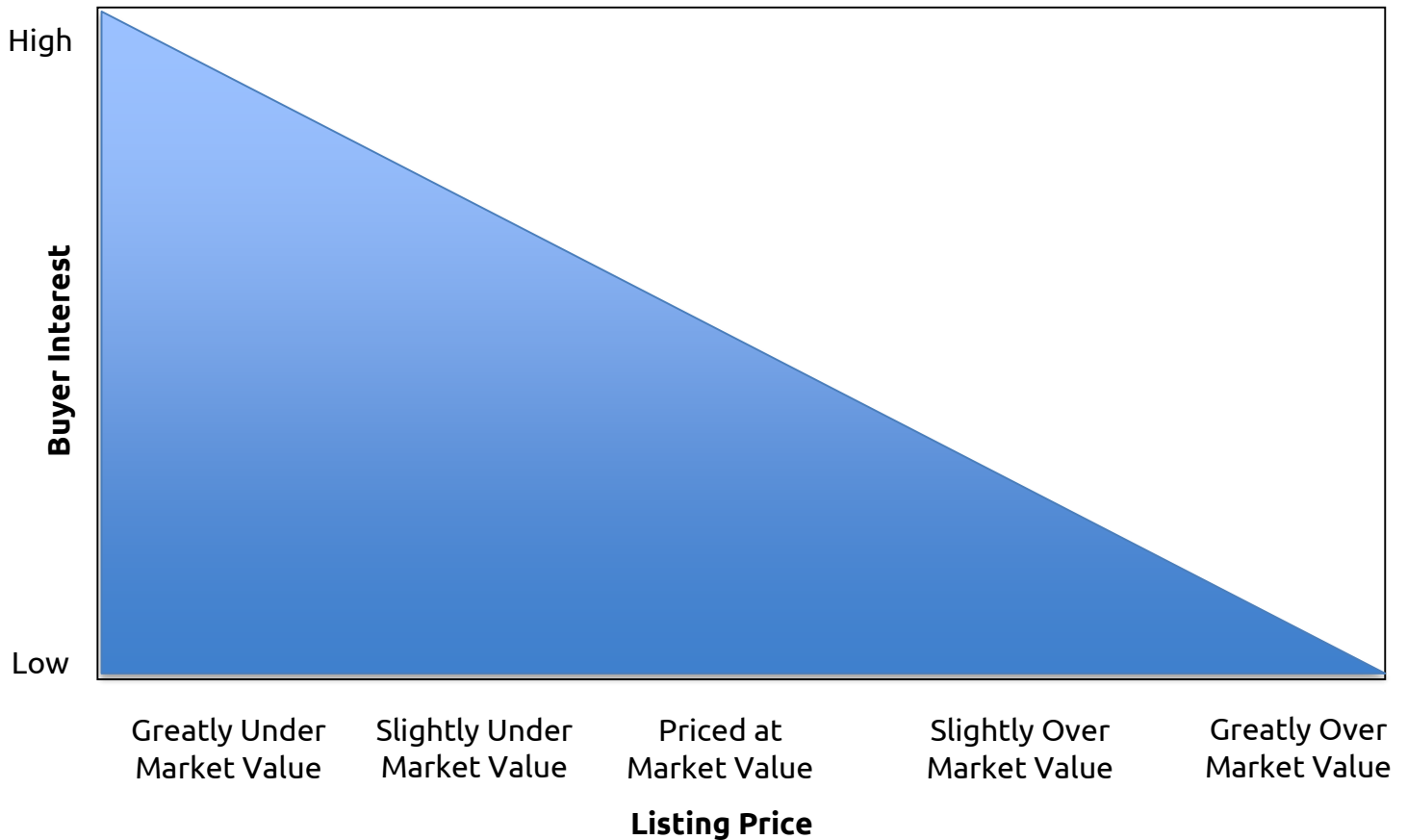
Save up to \$500K in taxes when you sell your home.

Individuals may exclude up to \$250,000 (or \$500,000 for a married couple) in profit from the sale of a primary residence as long as you have lived in the home for a minimum of 24 months in the 5 years prior to the sale of the house. You may use this 2-out-of-5-year rule to protect profits each time you sell your residence.

Want to know if you qualify? **Contact us.**

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Price Advantage



Price correctly to receive the highest price, best terms, and fastest sale.

The listing price of your property is the most influential aspect of its sale. Your property's selling price is greatly affected by other similar properties which have recently sold and by competing properties currently on the market. The best way to make your property competitive is to price it *slightly less* than the competition and *slightly more* than recent solds. Remember that a listing price is simply a starting point for negotiation. Making your listing attractive with a low price is a great way to start a conversation with a potential buyer and negotiate for a higher price, better terms, and/or faster sale.



Professional **Multimedia**

Walk through video tours and professional photography.

We invite a professional videographer and photographer to capture the beauty and key selling points of your property and surrounding neighborhood. Potential buyers can tour your property from any location by watching a high-definition video walk through or by viewing an entire gallery of professional quality photos. Today's real estate buyers demand that your property has a digital presence and we deliver that presence with outstanding multimedia content.

Online Syndication



Your property on over 300 real estate websites.

According to the National Association of Realtors, 90% of buyers begin their home search online. We ensure that your property is presented to every possible buyer by syndicating your property information to over 300 partners across the Internet. Your property will be available across all the most popular real estate websites, including Trulia, Zillow, Yahoo Real Estate, Realtor.com, and international websites. Most include a "contact us" feature that allows any buyer to ask questions or schedule an in-person tour of your property.

Client Testimonials

Our customers love our honest and friendly service.

"Knowledgeable, patient and diligent are all characteristics Justin brings to his work, but more important to me than any of these is integrity. He proved that he could be trusted to be truthful and candid about properties we were considering, pointing out advantages and disadvantages of each while not pushing us toward any one thing. In the San Diego area I would hire no one else."

- **Greg Burt**

"Justin JP Chimento is an exemplary Real Estate Agent. He is thoroughly knowledgeable about all the available properties and we are able to see about 30 condominiums in our price range over many weekends before deciding to buy. He has great integrity, is always punctual, well dressed and clean. He did not try any high pressure tactics to try to get us to buy anything. He allowed us to find exactly the condominium with the exact location we wanted in our price range. He was highly recommended to us by personal friends who worked with him on an earlier property. My wife and I would enthusiastically recommend him as a Real Estate Agent working in the San Diego area."

- **Cornelius Jansen, MD**

"Justin reflects the integrity and ethics you hope to find when hiring a Real Estate Professional to represent your best interests. Tremendous work ethic and extremely knowledgeable of the market he represents. He listens to his clients and delivers beyond expectations throughout every step of the process. I highly recommend him and value the relationship."

- **Jeff DeHart**

Property **Valuation**

Current market conditions.

Market value is determined by comparing your property to similar properties nearby that have recently sold.

*Research your local market at **CoastalPacificRE.com***

Active

Active listings are properties that are currently for sale.

ACTIVE IN YOUR AREA

Address	MLS #	TotBd	TotB	EstSF	YrBlt	ListPrice	Sold Price
5369 La Jolla Mesa Drive	140003457	3	3	1,440	1955	\$995,000	
603 Colima Street	140018444	3	2	1,728	1973	\$1,350,000	
510 Forward	140031242	4	3	2,080	1948	\$1,495,000	
5366 Chelsea Street	140030890	3	2	1,859	1970	\$1,795,000	
5727 La Jolla Hermosa Avenue	140023692	6	4	3,360	1944	\$1,895,000	
333 Midway Drive	140027587	4	3	2,800	1978	\$1,995,000	
5330 Chelsea Street	140021326	5	3	3,324	1950	\$2,590,000	
5303 Chelsea St	140026862	5	4	3,333	2008	\$2,649,000	
5647 Chelsea Avenue	140012091	3	4	2,304	2011	\$2,995,000	
5342 Chelsea Street	140036772	5	5	4,400	2012	\$4,395,000	
5528 Calumet Avenue	140009044	3	4	2,610	2001	\$5,250,000	
5751 Chelsea Avenue	140018529	5	6	7,654	1941	\$4,900,000 - \$5,500,000	
5740 Dolphin Place	140026414	5	5	4,710	1952	\$6,450,000	
5192 Chelsea Street	140011025	5	6	6,834	1985	\$7,995,000	

Information is not guaranteed.

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View

[Virtual Tour Link](#)

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MLS # **140003457**
 APN **357-660-22-00**
 Full Address **5369 La Jolla Mesa Drive**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **3**
 EstSF **1,440**
 Year Built **1955**
 NumAc

Status **ACTIVE**
 List Price (H) **\$995,000**
 Original Price **\$995,000**
 Sold Price
 Listing Date **1/18/2014**
 Possession **Call Listing Agent**
 Community **LA JOLLA**
 Neighborhood **La Jolla**
 Complex/Park
 Cross Street(s) **Colima**
 School District **San Diego Unified**
 AgeRestr **N/K**

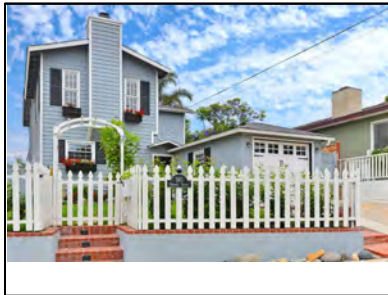


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MLS # **140018444**
 APN **357-623-05-00**
 Full Address **603 Colima Street**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **2**
 EstSF **1,728**
 Year Built **1973**
 NumAc

Status **CONTINGENT**
 List Price (H) **\$1,350,000**
 Original Price **\$1,350,000**
 Sold Price
 Listing Date **4/8/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Beaumont**
 School District **La Jolla**
 AgeRestr **N/K**



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MLS # **140031242**
 APN **357-441-23-00**
 Full Address **510 Forward**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **3**
 EstSF **2,080**
 Year Built **1948**
 NumAc **0.1007**

Status **ACTIVE**
 List Price (H) **\$1,495,000**
 Original Price **\$1,495,000**
 Sold Price
 Listing Date **6/10/2014**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **La Jolla Hermosa**
 School District **La Jolla**
 AgeRestr **N/K**

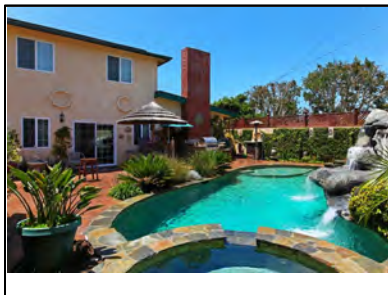


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MLS # **140030890**
 APN **415-022-20-00**
 Full Address **5366 Chelsea Street**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **2**
 EstSF **1,859**
 Year Built **1970**
 NumAc

Status **ACTIVE**
 List Price (H) **\$1,795,000**
 Original Price **\$1,900,000**
 Sold Price
 Listing Date **6/9/2014**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Midway**
 AgeRestr **N/K**



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MLS # **140023692**
 APN **357-381-07-00**
 Full Address **5727 La Jolla Hermosa Avenue**
 City **La Jolla**
 State **CA**
 TotBds **6**
 Bath Totals **4**
 EstSF **3,360**
 Year Built **1944**
 NumAc

Status **ACTIVE**
 List Price (H) **\$1,895,000**
 Original Price **\$1,895,000**
 Sold Price
 Listing Date **5/4/2014**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Bird Rock**
 School District **La Jolla**
 AgeRestr **N/K**



Exterior Front

[Virtual Tour Link](#)
 Provided By: Rametin Movahhed
 BRE Lic.#: CA 01949406

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MLS # **140027587**
 APN **357-604-23-00**
 Full Address **333 Midway Drive**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **3**
 EstSF **2,800**
 Year Built **1978**
 NumAc

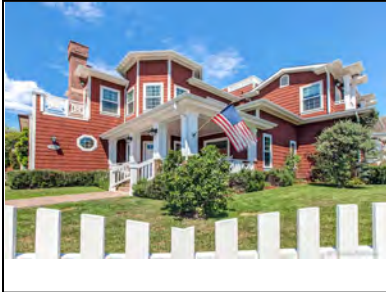
Status **ACTIVE**
 List Price (H) **\$1,995,000**
 Original Price **\$2,250,000**
 Sold Price
 Listing Date **5/23/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Chelsea and Calumet**
 School District **San Diego Unified**
 AgeRestr **N/K**



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MLS # **140021326**
 APN **415-042-06-00**
 Full Address **5330 Chelsea Street**
 City **La Jolla**
 State **CA**
 TotBds **5**
 Bath Totals **3**
 EstSF **3,324**
 Year Built **1950**
 NumAc

Status **ACTIVE**
 List Price (H) **\$2,590,000**
 Original Price **\$2,590,000**
 Sold Price
 Listing Date **4/22/2014**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Sea Ridge**
 School District **La Jolla**
 AgeRestr **N/K**

[Virtual Tour Link](#)**Detached**

MLS # **140026862**
 APN **4150411100**
 Full Address **5303 Chelsea St**
 City **La Jolla**
 State **CA**
 TotBds **5**
 Bath Totals **4**
 EstSF **3,333**
 Year Built **2008**
 NumAc

Status **ACTIVE**
 List Price (H) **\$2,649,000**
 Original Price **\$2,649,000**
 Sold Price
 Listing Date **5/19/2014**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Sea Ridge**
 AgeRestr **N/K**

**Detached**

MLS # **140012091**
 APN **357-431-06-00**
 Full Address **5647 Chelsea Avenue**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **4**
 EstSF **2,304**
 Year Built **2011**
 NumAc **0.0960**

Status **ACTIVE**
 List Price (H) **\$2,995,000**
 Original Price **\$2,995,000**
 Sold Price
 Listing Date **3/1/2014**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Bird Rock**
 School District **La Jolla**
 AgeRestr **N/K**

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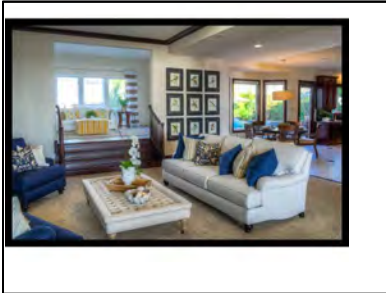
MLS # **140036772**
 APN **415-042-04-00**
 Full Address **5342 Chelsea Street**
 City **La Jolla**
 State **CA**
 TotBds **5**
 Bath Totals **5**
 EstSF **4,400**
 Year Built **2012**
 NumAc **0.1400**

Status **ACTIVE**
 List Price (H) **\$4,395,000**
 Original Price **\$4,395,000**
 Sold Price
 Listing Date **7/7/2014**
 Possession **Call Listing Agent**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Sea Ridge**
 AgeRestr **N/K**

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MLS # **140009044**
 APN **357-521-09-00**
 Full Address **5528 Calumet Avenue**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **4**
 EstSF **2,610**
 Year Built **2001**
 NumAc **0.1180**

Status **ACTIVE**
 List Price (H) **\$5,250,000**
 Original Price **\$5,500,000**
 Sold Price
 Listing Date **2/17/2014**
 Possession **Call Listing Agent**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Midway St**
 School District **La Jolla**
 AgeRestr **N/K**

[Virtual Tour Link](#)**Detached**

MLS # **140018529**
 APN **357-366-04-00**
 Full Address **5751 Chelsea Avenue**
 City **La Jolla**
 State **CA**
 TotBds **5**
 Bath Totals **6**
 EstSF **7,654**
 Year Built **1941**
 NumAc

Status **ACTIVE**
 List Price (H) **\$4,900,000 - \$5,500,000**
 Original Price **\$5,500,000**
 Sold Price
 Listing Date **4/8/2014**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Camino De La Costa**
 School District **La Jolla**
 AgeRestr **N/K**



**Detached**

MLS # **140026414**
APN **357-362-03-00**
Full Address **5740 Dolphin Place**
City **La Jolla**
State **CA**
TotBds **5**
Bath Totals **5**
EstSF **4,710**
Year Built **1952**
NumAc

Status **ACTIVE**
List Price (H) **\$6,450,000**
Original Price **\$6,450,000**
Sold Price
Listing Date **5/16/2014**
Community **LA JOLLA**
Neighborhood **Lower Bird Rock**
Complex/Park
Cross Street(s) **Bird Rock Avenue**
School District **La Jolla**
AgeRestr **N/K**



[Virtual Tour Link](#)

**Detached**

MLS # **140011025**
APN **415-214-04-00**
Full Address **5192 Chelsea Street**
City **La Jolla**
State **CA**
TotBds **5**
Bath Totals **6**
EstSF **6,834**
Year Built **1985**
NumAc **0.2400**

Status **ACTIVE**
List Price (H) **\$7,995,000**
Original Price **\$7,995,000**
Sold Price
Listing Date **3/1/2014**
Possession **Call Listing Agent**
Community **LA JOLLA**
Neighborhood **Bird Rock**
Complex/Park
Cross Street(s) **Sea Ridge**
School District **San Diego Unified**
AgeRestr **N/K**



[Virtual Tour Link](#)

Pending

Pending listings are properties that are currently in escrow and have not yet closed.

PENDING IN YOUR AREA

Address	MLS #	TotBd	TotB	EstSF	YrBlt	ListPrice	Sold Price
5171 Crystal	140029255	4	3	1,992	1951	\$1,450,000	
5811 La Jolla Hermosa Ave	140029281	4	3	2,084	1949	\$1,495,000	
5549 Waverly Avenue	140020860	3	4	2,546	1985	\$1,495,000	
5680 Chelsea Avenue	110038462	4	3	2,387	1950	\$1,495,000	
5664 Abalone Pl	140028127	4	2	1,504	1950	\$1,500,000	
5151 Crystal	140033910	4	2	1,839	1951	\$1,550,000	
5646 Chelsea Avenue	140008737	3	2	2,284	1949	\$1,650,000	
5514 Bellevue Ave	140032742	3	2	2,148	2013	\$2,200,000	
5565 Taft Avenue	140016461	4	4	3,394	1949	\$2,299,000	
5614 Dolphin	140032481	3	3	2,471	2006	\$2,450,000	
5736 Dolphin Place	140022287	4	3	3,049	1995	\$5,350,000	

Information is not guaranteed.

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Exterior Front

Detached

MLS # **140029255**
 APN **415-211-04-00**
 Full Address **5171 Crystal**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **3**
 EstSF **1,992**
 Year Built **1951**
 NumAc **0.2200**

Status **PENDING**
 List Price (H) **\$1,450,000**
 Original Price **\$1,644,876**
 Sold Price
 Listing Date **6/1/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Birdrock West**
 Complex/Park
 Cross Street(s) **Chelsea**
 School District **La Jolla**
 AgeRestr **N/K**



Exterior Front

Detached

MLS # **140029281**
 APN **357-304-05-00**
 Full Address **5811 La Jolla Hermosa Ave**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **3**
 EstSF **2,084**
 Year Built **1949**
 NumAc

Status **PENDING**
 List Price (H) **\$1,495,000**
 Original Price **\$1,495,000**
 Sold Price
 Listing Date **6/1/2014**
 Possession **Call Listing Agent, Other/Remarks**
 Community **LA JOLLA**
 Neighborhood **Upper Hermosa**
 Complex/Park
 Cross Street(s) **Camino de la Costa & La Canada**
 School District **La Jolla**
 AgeRestr **N/K**



[Virtual Tour Link](#)



Detached

MLS # **140020860**
 APN **357-542-24-00**
 Full Address **5549 Waverly Avenue**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **4**
 EstSF **2,546**
 Year Built **1985**
 NumAc

Status **PENDING**
 List Price (H) **\$1,495,000**
 Original Price **\$1,795,000**
 Sold Price
 Listing Date **4/20/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Forward**
 School District **San Diego Unified**
 AgeRestr **N/K**



[Virtual Tour Link](#)



Living Room

Detached

MLS # **110038462**
 APN **357-423-05-00**
 Full Address **5680 Chelsea Avenue**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **3**
 EstSF **2,387**
 Year Built **1950**
 NumAc **0.1160**

Status **PENDING**
 List Price (H) **\$1,495,000**
 Original Price **\$1,495,000**
 Sold Price
 Listing Date **7/3/2011**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Bird Rock**
 School District **San Diego Unified**
 AgeRestr **N/K**



Detached

MLS # **140028127**
 APN **357-422-03-00**
 Full Address **5664 Abalone Pl**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **2**
 EstSF **1,504**
 Year Built **1950**
 NumAc

Status **PENDING**
 List Price (H) **\$1,500,000**
 Original Price **\$1,500,000**
 Sold Price
 Listing Date **5/27/2014**
 Community **LA JOLLA**
 Neighborhood **La Jolla**
 Complex/Park
 Cross Street(s) **Bird Rock Ave**
 School District **La Jolla**
 AgeRestr **N/K**



[Virtual Tour Link](#)



Exterior Front

Detached

MLS # **140033910**
 APN **415-211-01-00**
 Full Address **5151 Crystal**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **2**
 EstSF **1,839**
 Year Built **1951**
 NumAc **0.1676**

Status **PENDING**
 List Price (H) **\$1,550,000**
 Original Price **\$1,550,000**
 Sold Price
 Listing Date **6/22/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **La Jolla**
 Complex/Park
 Cross Street(s) **Chelsea**
 School District **La Jolla**
 AgeRestr **N/K**



**Detached**

MLS # **140008737**
 APN **357-424-06-00**
 Full Address **5646 Chelsea Avenue**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **2**
 EstSF **2,284**
 Year Built **1949**
 NumAc

Status **PENDING**
 List Price (H) **\$1,650,000**
 Original Price **\$1,650,000**
 Sold Price
 Listing Date **2/16/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Forward**
 School District **La Jolla**
 AgeRestr **N/K**



Exterior Front

Detached

MLS # **140032742**
 APN **357-542-12-00**
 Full Address **5514 Bellevue Ave**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **2**
 EstSF **2,148**
 Year Built **2013**
 NumAc

Status **PENDING**
 List Price (H) **\$2,200,000**
 Original Price **\$2,200,000**
 Sold Price
 Listing Date **6/16/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Birdrock**
 Complex/Park
 Cross Street(s) **Midway**
 School District **La Jolla**
 AgeRestr **N/K**

[Virtual Tour Link](#)**Detached**

MLS # **140016461**
 APN **357-552-01-00**
 Full Address **5565 Taft Avenue**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **4**
 EstSF **3,394**
 Year Built **1949**
 NumAc **0.1980**

Status **PENDING**
 List Price (H) **\$2,299,000**
 Original Price **\$2,299,900**
 Sold Price
 Listing Date **3/26/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **BirdRock**
 Complex/Park
 Cross Street(s) **Forward, Taft**
 School District **La Jolla**
 AgeRestr **N/K**

[Virtual Tour Link](#)**Detached**

MLS # **140032481**
 APN **357-425-09-00**
 Full Address **5614 Dolphin**
 City **La Jolla**
 State **CA**
 TotBds **3**
 Bath Totals **3**
 EstSF **2,471**
 Year Built **2006**
 NumAc **0.0937**

Status **PENDING**
 List Price (H) **\$2,450,000**
 Original Price **\$2,450,000**
 Sold Price
 Listing Date **6/15/2014**
 Possession **Call Listing Agent, Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Chelsea**
 School District **La Jolla**
 AgeRestr **N/K**

**Detached**

MLS # **140022287**
 APN **357-362-10-00**
 Full Address **5736 Dolphin Place**
 City **La Jolla**
 State **CA**
 TotBds **4**
 Bath Totals **3**
 EstSF **3,049**
 Year Built **1995**
 NumAc **0.1030**

Status **PENDING**
 List Price (H) **\$5,350,000**
 Original Price **\$5,350,000**
 Sold Price
 Listing Date **4/28/2014**
 Possession **Close of Escrow**
 Community **LA JOLLA**
 Neighborhood **Lower Bird Rock**
 Complex/Park
 Cross Street(s) **Bird Rock Avenue**
 School District **La Jolla, San Diego Unified**
 AgeRestr **N/K**



Sold

Sold listings are properties that have already completed the sales process.

SOLD IN YOUR AREA

Address	MLS #	TotBd	TotB	EstSF	YrBlt	ListPrice	Sold Price
5501 Waverly Avenue	130062756	2	2	1,076	1930	\$1,100,000	\$1,055,000
5460 La Jolla Hermosa Avenue	130061992	3	2	1,331	1949	\$1,195,000	\$1,153,000
5335 Chelsea Street	140011532	2	1	912	1950	\$1,475,000	\$1,400,000
5616 Abalone Place	140021509	2	2	1,414	1952	\$1,495,000	\$1,488,990
5558 Taft Avenue	140020085	5	4	2,442	1970	\$1,350,000 - \$1,550,000	\$1,400,000
5336 La Jolla Boulevard	140003612	4	4	2,691	2003	\$1,499,000 - \$1,590,000	\$1,544,500
5420 Chelsea Avenue	140025844	3	4	2,779	1990	\$2,055,000	\$2,000,000
731 Forward Street	130058217	5	3	2,868	1960	\$1,795,000 - \$2,095,000	\$1,850,000
5500 Beaumont Avenue	140023491	5	4	3,552	2006	\$2,575,000	\$2,525,000
5544 Calumet Avenue	140001222	2	2	1,562	1957	\$2,985,000	\$3,400,000

Information is not guaranteed.

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[Virtual Tour Link](#)

Detached
5501 Waverly Avenue
La Jolla
92037

MLS # **130062756**
 APN **357-542-23-00**
 Bedrooms **2**
 OptBeds **0**
 TotBds **2**
 EstSF **1,076**
 Year Built **1930**
 AgeRestr **N/K**
 Sign on Property **No**

Status **SOLD**
 UnSpNum
 Sold Price **\$1,055,000**
 Ownership **Fee Simple**
 Baths Full **2**
 Baths Half **0**
 Bath Totals **2**
 Approx # of Acres
 Zoning
 Pets **Yes**
 MandRem **None Known**

ListPrice **\$1,100,000**
 Orig Price **\$1,100,876**
 Listing Date **12/3/2013**
 Days On MLS **57**
 Map Coordinates **1247F3**
 Community **LA JOLLA**
 Neighborhood **Birdrock**
 Complex/Park
 Cross Street(s) **Midway**
 Jurisdiction
 Water District
 School District **La Jolla**

The ultimate in charm & beauty. Private & prime corner lot in one of the best LJ neighborhoods. Remodeled with Hardwood floors, custom kitchen, skylights, crown molding & more. Peak ocean views from front & entry. Walking distance to water, shops, & restaurants. Seller's are being relocated out of state. Buyer to verify all measurements.



Exterior Front



[Virtual Tour Link](#)

Detached
5460 La Jolla Hermosa Avenue
La Jolla
92037

MLS # **130061992**
 APN **357-611-16-00**
 Bedrooms **3**
 OptBeds **0**
 TotBds **3**
 EstSF **1,331**
 Year Built **1949**
 AgeRestr **N/K**
 Sign on Property **No**

Status **SOLD**
 UnSpNum
 Sold Price **\$1,153,000**
 Ownership **Fee Simple**
 Baths Full **2**
 Baths Half **0**
 Bath Totals **2**
 Approx # of Acres
 Zoning
 Pets
 MandRem **None Known**

ListPrice **\$1,195,000**
 Orig Price **\$1,195,000**
 Listing Date **11/26/2013**
 Days On MLS **62**
 Map Coordinates **1247G4**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Midway**
 Jurisdiction
 Water District

Your search for the perfect Birdrock cottage is over - You have found it! Single level recently remodeled with hardwood floors, new windows, new plumbing and much more. Over sized gourmet kitchen boasts stainless appliances, granite counters and center island opening to spacious & sunny great-room, complete with fireplace, built-in cabinets with wine fridge and refrigerator drawers. Office space with dual desks. See supplement.



[Virtual Tour Link](#)

Detached
5335 Chelsea Street
La Jolla
92037

MLS # **140011532**
 APN **415-041-16-00**
 Bedrooms **2**
 OptBeds **0**
 TotBds **2**
 EstSF **912**
 Year Built **1950**
 AgeRestr **N/K**
 Sign on Property **No**

Status **SOLD**
 UnSpNum
 Sold Price **\$1,400,000**
 Ownership **Fee Simple**
 Baths Full **1**
 Baths Half **0**
 Bath Totals **1**
 Approx # of Acres
 Zoning
 Pets
 MandRem **None Known**

ListPrice **\$1,475,000**
 Orig Price **\$1,475,000**
 Listing Date **3/4/2014**
 Days On MLS **8**
 Possession **Close of Escrow**
 Map Coordinates **1247G4**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Sea Ridge**
 Jurisdiction
 Water District
 School District **La Jolla**

This adorable single level beach house is located on the West side of Bird Rock. The home features, hardwood floors, updated bathroom and kitchen, and large backyard that is perfect for entertaining. The property is situated on large 6,700 square foot lot that could allow you to build a home of your dreams. Don't miss this opportunity to be part of a great neighborhood.



[Virtual Tour Link](#)

Detached
5616 Abalone Place
La Jolla
92037

MLS # **140021509**
 APN **357-424-04-00**
 Bedrooms **2**
 OptBeds **0**
 TotBds **2**
 EstSF **1,414**
 Year Built **1952**
 AgeRestr **N/K**
 Sign on Property **No**

Status **SOLD**
 UnSpNum
 Sold Price **\$1,488,990**
 Ownership **Fee Simple**
 Baths Full **1**
 Baths Half **1**
 Bath Totals **2**
 Approx # of Acres
 Zoning
 Pets **Yes**
 MandRem **None Known**

ListPrice **\$1,495,000**
 Orig Price **\$1,495,000**
 Listing Date **4/23/2014**
 Days On MLS **33**
 Map Coordinates **1247F4**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Chelsea Ave**
 Jurisdiction
 Water District

Sweeping views of the Pacific in the destination Bird Rock neighborhood. This home features ideal elevation and dual access from the oceanfront street of Dolphin Pl. and Abalone Pl. Mid century architecture in the midst of the chic village; complete with destination schools, local coffee roasters, dining and shopping.



[Virtual Tour Link](#)

Detached
5558 Taft Avenue
La Jolla
92037

MLS # **140020085**
 APN **357-551-25-00**
 Bedrooms **4**
 OptBeds **1**
 TotBds **5**
 EstSF **2,442**
 Year Built **1970**
 AgeRestr **N/K**
 Sign on Property **No**

Status **SOLD**
 UnSpNum
 Sold Price **\$1,400,000**
 Ownership **Fee Simple**
 Baths Full **4**
 Baths Half **0**
 Bath Totals **4**
 Approx # of Acres **0.1000**
 Zoning **R1**
 Pets **Yes**
 MandRem **None Known**
Seller will entertain offers between
\$1350000 - \$1550000

ListPrice **\$1,350,000 - \$1,550,000**
 Orig Price **\$1,700,000**
 Listing Date **4/16/2014**
 Days On MLS **7**
 Map Coordinates **1247G4**
 Community **LA JOLLA**
 Neighborhood **Bird Rock**
 Complex/Park
 Cross Street(s) **Forward**
 Jurisdiction **Incorporated**
 Water District **CITY OF SAN DIEGO**
 School District **San Diego Unified**

This updated 4 bedroom, 4 bath, Spanish contemporary home has over 2400 sf of living space in the seaside neighborhood of Bird Rock. The hard wood floors, open kitchen and living room with plenty of natural light makes this a great entertainment home. Any homeowner living here will enjoy the perfect San Diego weather in this beautifully lush and verdant landscaped private yard, multiple decks with views of Point Loma and Coronado Islands. see supplement for more information....



[Virtual Tour Link](#)

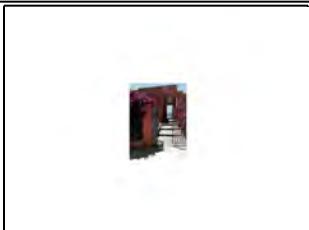
Detached
5336 La Jolla Boulevard
La Jolla
92037

MLS # **140003612**
 APN **415-041-05-00**
 Bedrooms **4**
 OptBeds **0**
 TotBds **4**
 EstSF **2,691**
 Year Built **2003**
 AgeRestr **N/K**
 Sign on Property **No**

Status **SOLD**
 UnSpNum
 Sold Price **\$1,544,500**
 Ownership **Fee Simple**
 Baths Full **3**
 Baths Half **1**
 Bath Totals **4**
 Approx # of Acres
 Zoning
 Pets **Yes**
 MandRem **None Known**
Seller will entertain offers between
\$1499000 - \$1590000

ListPrice **\$1,499,000 - \$1,590,000**
 Orig Price **\$1,590,000**
 Listing Date **1/14/2014**
 Days On MLS **67**
 Map Coordinates **1247G4**
 Community **LA JOLLA**
 Neighborhood **Birdrock**
 Complex/Park
 Cross Street(s) **Sea Ridge**
 Jurisdiction
 Water District **CITY OF SAN DIEGO**
 School District **La Jolla**

Welcome home to your private oasis! Spacious gated light open family home in Birdrock. Wood floors, granite counters, some ocean views, nice yard with built in bbq! Walk to Calumet Park, P.B. Point, Birdrock Elementary and shops and restaurants!



SOLD BEFORE PROCESSING.

Detached
5420 Chelsea Avenue
La Jolla
92037

MLS # **140025844**
 APN **357-604-32-00**
 Bedrooms **3**
 OptBeds **0**
 TotBds **3**
 EstSF **2,779**
 Year Built **1990**
 AgeRestr **N/K**
 Sign on Property **No**

Status **SOLD**
 UnSpNum
 Sold Price **\$2,000,000**
 Ownership **Fee Simple**
 Baths Full **3**
 Baths Half **1**
 Bath Totals **4**
 Approx # of Acres
 Zoning
 Pets **Yes**
 MandRem **None Known**

ListPrice **\$2,055,000**
 Orig Price **\$2,055,000**
 Listing Date **5/14/2014**
 Days On MLS **0**
 Possession **Call Listing Agent**
 Map Coordinates **1247G4**
 Community **LA JOLLA**
 Neighborhood **Calumet Park**
 Complex/Park
 Cross Street(s) **Midway**
 Jurisdiction **Incorporated**
 Water District **CITY OF SAN DIEGO**
 School District **San Diego Unified**



[Virtual Tour Link](#)

Detached
731 Forward Street
La Jolla
92037

MLS # **130058217**
 APN **357-542-21-00**
 Bedrooms **5**
 OptBeds **0**
 TotBds **5**
 EstSF **2,868**
 Year Built **1960**
 AgeRestr **N/K**
 Sign on Property

Status **SOLD**
 UnSpNum
 Sold Price **\$1,850,000**
 Ownership **Fee Simple**
 Baths Full **3**
 Baths Half **0**
 Bath Totals **3**
 Approx # of Acres **0.1980**
 Zoning
 Pets
 MandRem **None Known**
Seller will entertain offers between
\$1795000 - \$2095000

ListPrice **\$1,795,000 - \$2,095,000**
 Orig Price **\$2,095,000**
 Listing Date **11/1/2013**
 Days On MLS **96**
 Map Coordinates **1247G4**
 Community **LA JOLLA**
 Neighborhood **Birdrock**
 Complex/Park
 Cross Street(s) **Bellevue Avenue**
 Jurisdiction
 Water District

CLASSIC SPANISH BEAUTY. This one-of-a-kind mini-estate combines ultimate privacy, security, space, and location. The residence is completely surrounded by a bougainvillea covered wall with mahogany gated entrances. This home offers a delightful street presence and is set on a rare DOUBLE LOT situated at a premier corner in the Bird Rock neighborhood. A totally unique opportunity with unlimited potential!



Exterior Front



[Virtual Tour Link](#)

Detached
5500 Beaumont Avenue
La Jolla
92037

MLS # **140023491**
APN **357-533-13-00**
Bedrooms **5**
OptBeds **0**
TotBds **5**
EstSF **3,552**
Year Built **2006**
AgeRestr **N/K**
Sign on Property **No**

Status **SOLD**
UnSpNum
Sold Price **\$2,525,000**
Ownership **Fee Simple**
Baths Full **3**
Baths Half **1**
Bath Totals **4**
Approx # of Acres
Zoning
Pets **Yes**
MandRem **None Known**

ListPrice **\$2,575,000**
Orig Price **\$2,695,000**
Listing Date **5/3/2014**
Days On MLS **21**

Possession **Call Listing Agent**
Map Coordinates **1247F4**
Community **LA JOLLA**
Neighborhood **Bird Rock**
Complex/Park
Cross Street(s) **Midway**
Jurisdiction
Water District **CITY OF SAN DIEGO**
School District **San Diego Unified**

Never before on the market, this elegant home exudes charm while catering to family, entertaining & indoor-outdoor living. Just minutes to the wonderful coffee shops, restaurants & stores in Bird Rock - five blocks to the ocean. Built in 2006, great thought was put into the design and not a penny was spared. Spanish Colonial smart home; ocean view decks; high quality craftsmanship. Very private lot with beautiful mature trees and plenty of grass. Don't miss this one!



[Virtual Tour Link](#)

Detached
5544 Calumet Avenue
La Jolla
92037

MLS # **140001222**
APN **357-521-07-00**
Bedrooms **2**
OptBeds **0**
TotBds **2**
EstSF **1,562**
Year Built **1957**
AgeRestr **N/K**
Sign on Property **No**

Status **SOLD**
UnSpNum
Sold Price **\$3,400,000**
Ownership **Other/Remarks**
Baths Full **2**
Baths Half **0**
Bath Totals **2**
Approx # of Acres **0.1150**
Zoning
Pets **Yes**
MandRem **None Known**

ListPrice **\$2,985,000**
Orig Price **\$2,985,000**
Listing Date **1/7/2014**
Days On MLS **10**
Possession **Call Listing Agent**
Map Coordinates **1247F4**
Community **LA JOLLA**
Neighborhood **Bird Rock**
Complex/Park
Cross Street(s) **Forward**
Jurisdiction
Water District **CITY OF SAN DIEGO**
School District **La Jolla**

Oceanfront with spectacular panoramic coastline, open sea and sunset views at Bird Rock, this lovely one-level home offers charming open -beam ceilings and huge windows to the endlessly changing ocean with easy-care grounds. A rare opportunity.