













(858) 748-9077

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10745 Loire Avenue *Scripps Ranch - Wine Country*

Special Features Include:

-  3 bedrooms, 2 baths
-  dual-pane windows & doors
-  spacious 2,000 sq.ft plus
-  vaulted ceilings + skylight
-  great room w/skylight
-  large private back yard
-  big kitchen w/newer appliances
-  redwood deck and gazebo
-  nook and large custom pantry
-  central air + whole house fan
-  small office off kitchen
-  community parks & recreation

Offered at \$649,000

Pam and Bill Fisher



16769 Bernardo Center Dr #K-28, San Diego, CA 92128
5650 El Camino Real, #103, Carlsbad, CA 92008
2878 Camino Del Rio South, #100, San Diego, CA 92108

All information deemed reliable but not guaranteed. Buyer must verify all information before close of escrow.

10745 Loire Avenue

Scripps Ranch - Wine Country



VERY ATTRACTIVE RAMADA FLOORPLAN IN SOUGHT-AFTER WINE COUNTRY COMMUNITY..... 3 BEDROOMS, 2 BATHS..... SPACIOUS 2,041 SQ. FT. FLOOR PLAN..... LIGHT AND BRIGHT AND ON ONE LEVEL..... GREAT ROOM WITH DUAL-PANE SKYLIGHT..... CURB APPEAL PLUS.....

UPGRADES AND SPECIAL FEATURES INCLUDE BIG BEDROOMS WITH BUILT-INS..... HUNTER CEILING FANS WITH LIGHTS..... SPACIOUS KITCHEN WITH ABUNDANT CABINETS..... BOSCH CERAMIC COOKTOP..... WHIRLPOOL GOLD DOUBLE WALL OVEN AND MICROWAVE OVEN..... KITCHEN-AID DISHWASHER..... INSINKERATOR ¾ HP GARBAGE DISPOSAL..... LARGE CUSTOM PANTRY..... TILE FLOOR IN KITCHEN, BATHS, PANTRY, UTILITY ROOM AND FRONT ENTRYWAY..... SOLID-CORE WOOD DOORS WITH LEVER HANDLES..... 9 MILGARD VINYL DUAL-PANE SOUND-CONTROL WINDOWS..... 2 SIMONTON VINYL DUAL-PANE 8 FT. FRENCH DOORS..... UPGRADED SCREEN DOORS AND EXTERIOR DOOR HANDLES..... LARGE ADDED HALL CLOSET..... TRACK LIGHTING IN GREAT ROOM..... EXTRA ROOM IS SMALL OFFICE*..... COULD BE LAUNDRY ROOM.....



NEWER TRANE FURNACE AND AIR CONDITIONER..... WHOLE HOUSE FAN ON OWN CIRCUIT..... RECIRCULATING INSTANT HOT WATER PUMP IN EACH BATHROOM..... NEW 50-GALLON GAS WATER HEATER..... EXTRA PHONE LINES AND INTERNET WIRING IN GARAGE AND LIVING ROOM.....



LARGE PRIVATE YARD WITH REDWOOD DECK AND PATIO SHADE STRUCTURE WITH CONCRETE SLAB..... CONCRETE BLOCK RETAINING WALL..... NEWER OWENS-CORNING 40-YEAR ROOF WITH DIMENSIONAL SHINGLES..... EXTRA ATTIC INSULATION - TO R-30..... 2-CAR GARAGE WITH STORAGE CABINETS..... ADDED INSULATION IN GARAGE CEILING..... INSULATED SECTIONAL DOUBLE GARAGE DOOR WITH FROSTED WINDOWS..... NEWER GENIE ¾ HP GARAGE DOOR OPENER..... PERIMETER SECURITY LIGHTING AND WIRING..... NEWER EXTERIOR PAINT..... AND LOTS MORE.....

QUIET, PLEASANT NEIGHBORHOOD WITH PARKS AND RECREATIONAL ACTIVITIES..... COMMUNITY CENTER AVAILABLE..... JERABECK ELEMENTARY SCHOOL, MARSHALL MIDDLE SCHOOL AND SCRIPPS RANCH HIGH.....



AD: 10745 LOIRE AVE		MC: 1210B3		ZIP: 92131
COM: SCRIPPS RANCH		NCD: WINE COUNTRY		XST: RIESLING DR
BR: 3	BA: 2	ESF: 2,041	SSF: ASSESSOR	MLS#: 140003690
PKG: 2 CAR ATTCH	PTO: WD DECK	YB: 1977	TRM: CONV, CASH, FHA, VA	STY: 1 STORY
LR: 18x14	MBR: 15x13	XTRA PH LINES: YES	PANTRY: YES	HT: FORCED AIR
DR: 15x10	BR2: 12x11	RO: ELEC	EXT: WOOD/STUCCO	CL: FORCED AIR
FAM: 16x13	BR3: 11x10	DW: KITCHEN AID	RF: 40-YR COMP	PL: ROOM FOR
KIT: 13x11	BR4:	MW: YES	LDY: GARAGE	SEC:
EXTRA ROOM*: 12x5	NOOK: YES	SPA: NO	SWR: CONNECTED	LSZ: LARGE