Material Facts Disclosure

Property Address 2703 Via Montecito San Clemente, CA 92672

County/public records may reflect different information than what is stated by the owner(s). Where discrepancies exist, both versions of the information are noted below.

Item	Owner's Representation	County/Public Records
Bedrooms	4	3
Bathrooms	2.5	2
Square Footage		
Lot Size		
County/Public Source Details (URL, etc.)	https://assr.parcelquest.com/Statewide/Details/0	
Other / More		

Notice to Acquirer: The listing brokerage makes no representation or warranty, express or implied, regarding the accuracy or completeness of any information provided by the owner, county, or public records. Acquirer is strongly encouraged to conduct their own independent investigation, measurements, and verification of all property details, and to retain qualified professionals as needed.