

Property Information and Offer Instructions

- ☐ Please Submit Offers to: Greg@cpmrealty.us.
- ☐ Include Pre-Approval letter and Proof of Funds for Down Payment and Closing Costs
- ☐ Please ensure Buyer's name, date, and account balance is included if sending a screenshot as proof of funds.
- ☐ Buyer may be asked to cross qualify with Cross County Mortgage with Doug Fujikawa - 858-414-0990

Property Info:

Address: 1272 Ocean Breeze, San Marcos, CA 92078

APN: 221-690-37-00

Sellers and agency information:

Seller: Alan H. Burson as trustee of the Hedwig S. Johannsen Trust dated June 6, 2006

Listing Brokerage Firm: CPM Realty; DRE #01979211

Listing Agent: Greg Gorsuch; DRE# 01710272

Address: 2653 Roosevelt St, Suite B, Carlsbad, CA 92008

Phone: Greg; (760) 672-3678 Email: Greg@cpmrealty.us

Additional Information & Seller Services:

Disclosure Source NHD, already ordered

Escrow: Corner Escrow - Brook Hickerson

Title – Chicago Title - Mark Simonsen

Appliances Included:

Gas Stove/Oven; Microwave, Dishwasher, Refrigerator, Stackable Washer/Dryer.