

PROPERTY FEATURE SHEET
13754 Mango Dr, Unit 130, Del Mar, CA 92014
Offered at \$549,000

BEDROOMS / BATHS 1 Bed / 1 Bath	SQUARE FOOTAGE 609 sqft	YEAR BUILT 1973
HOA DUES \$567 / month, incl. water and gas	MELLO-ROOS None	LEVELS 1st floor: Single Level

LOCATION & LIFESTYLE

- Located west of the 5 freeway, minutes to some of Del Mar's best beaches
- Ocean breezes and nearby walking trails right outside your door
- True lock and leave living, ideal for a low maintenance lifestyle

COMMUNITY AMENITIES

- Gated community for added privacy and security
- Community pool and spa
- BBQ area for gathering with neighbors
- Gated, assigned parking
- Cost of the laundry facilities and number of machines? \$2.50 wash, \$2 dry - 8 total washers/dryers (two laundry rooms with 4/4) - uses an app so you can check availability and timing and payment. Super easy and rarely full.
- Rental restrictions: minimum of 28 days
- VA approved building

HOME HIGHLIGHTS

- Single level layout, no stairs to navigate
- Move in ready condition: Painted the entire unit, added a bedroom light/fan, upgraded all ceiling lights, new fan in kitchen, full Container Store custom closet install, replaced all electrical outlets, new fridge, new dishwasher, new hardware in kitchen and hallway, upgraded kitchen sink + faucet.
- Currently owner occupied

A NOTE ON VALUE

There is a \$7,000 special assessment in place for roof, paint, and elevator improvements. The seller will pay this off in full at close of escrow, so buyers will not inherit this cost.

OPEN HOUSE SCHEDULE

- Friday, September 11: 3:00pm – 5:00pm
- Saturday, September 12: 12:00pm – 3:00pm
- Sunday, September 13: 12:00pm – 3:00pm

For private showings or questions, call or text 858-245-8609 or 858-414-0686
Information deemed reliable but not guaranteed. Buyer to verify all details.