

# AVIARA *Report*

AVIARA REAL ESTATE MARKET UPDATE BY NEAL HRIBAR • APRIL 2012

The most respected & comprehensive information on the Aviara residential real estate market.

## AVIARA QUICK FACTS

POPULATION - 5,050
MEDIAN AGE - 45 Years
MEDIAN INCOME - \$119,000
AREA - 3.28 square miles
NEIGHBORHOODS - 21 16 Detached, 5 Attached
HOUSING UNITS - 2,050
ACTIVE LISTINGS - 40
PENDING SALES - 24
CLOSED SALES (6 MO) - 30
CANCELLED, EXPIRED & WITHDRAWN LISTINGS 54
AVERAGE MARKET TIME 100+ DAYS
DETACHED LISTED PRICE RANGE \$439,000 - \$3,750,000
DETACHED SOLD PRICE RANGE \$499,000 - \$1,550,000
DETACHED AVERAGE LIST PRICE \$1,118,508
DETACHED AVERAGE SALES PRICE \$791,714
ATTACHED LISTED PRICE RANGE \$599,000 - \$599,000
ATTACHED SOLD PRICE RANGE \$380,000 - \$495,000
ATTACHED AVERAGE LIST PRICE \$599,000
ATTACHED AVERAGE SALES PRICE \$427,888



There are currently 40 homes for sale in Aviara - 4 fewer than reported in February . . . 24 pending sales - 12 more than February . . . 54 listings cancelled/expired/withdrawn in the last six months - 5 fewer than reported in February . . . and 30 closed sales in the last six months - 6 more than in the February report. The inventory of homes for sale in Aviara is now 8 months - a 27% drop from the 11-month inventory reported in February. ■

The average sales price (mean) of detached Aviara homes is \$791,714 - down \$1,591 (0.2%) from February. Compare this with the mid-range sales price (median) of \$795,000. Attached Aviara homes have an average sales price (mean) of \$427,888 - up \$888 (0.05%) in the same period. The mid-range sales price (median) for attached Aviara homes is \$429,000. ■

Aviara home sales have rebounded with the number of pending sales doubling since the February report. Most striking is the big jump in the sales of attached homes - there is only one attached home for sale in Aviara! ■

Although the inventory of homes for sale is still high, it will drop quickly as the pending transactions close. ■

What about prices? They are essentially unchanged from February - a sign that prices may be stabilizing - particularly in the lower price range. ■

If you had your home listed for sale and it was cancelled or expired, please give me a call at 760-476-0700 to discuss the [16 Things You Have To Do To Sell Your Home](#) and how my powerful [7-stage Home Marketing Program](#) has helped 82 Aviara homeowners sell their homes since 1998. ■

—NEAL HRIBAR

## The Aviara Story

Aviara is an award-winning, master-planned community in southwest Carlsbad overlooking the Pacific Ocean and the Batiquitos Lagoon. Residents enjoy friendly neighborhoods with well-maintained homes in many different architectural styles. The schools are highly-rated including Aviara Oaks Elementary and Middle School.

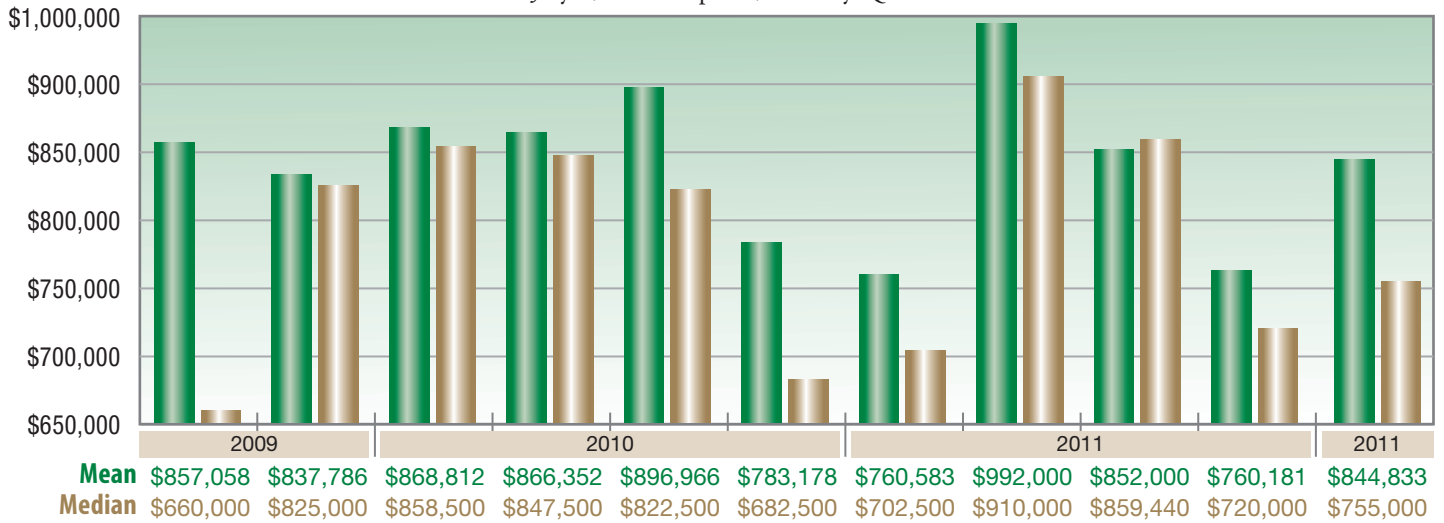
The first Aviara neighborhood, Pavona, opened in 1989. The final neighborhood, Tesoro de Aviara, was finished in 2004. Aviara offers single-family homes, condominiums, custom homes, and luxury apartments. At the heart of the 1,000-acre community is the 329-room Park Hyatt Aviara Resort, with an 18-hole Arnold Palmer golf course.

Opened as a Four Seasons Resort, Hyatt assumed management in June, 2010. Around the Park Hyatt Aviara Resort are 132 Residence Club villas (still managed by Four Seasons) offering timeshare ownership with a private clubhouse, pools, fitness center and library.

Aviara offers miles of landscaped walkways for strolling and the Batiquitos Nature Trail is popular with runners and hikers. The 22-acre City of Carlsbad Aviara Community Park rounded out the area when it was completed in 2005.

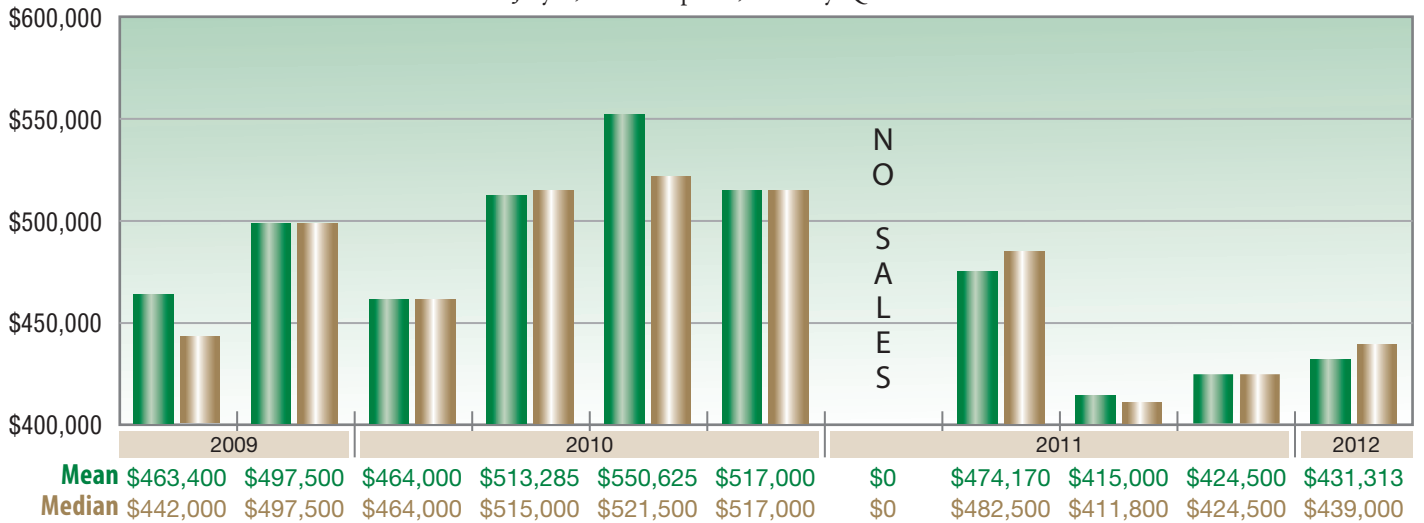
# AVIARA DETACHED HOUSING PRICES

July 1, 2009 - April 1, 2012 by Quarter



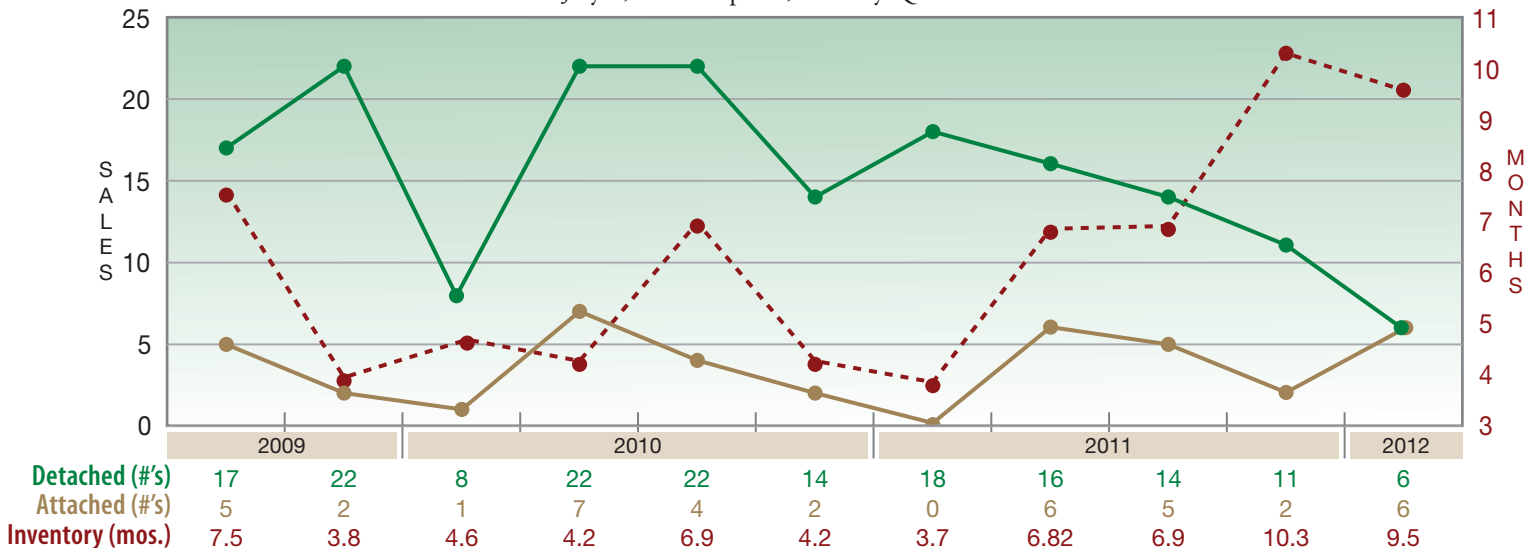
# AVIARA ATTACHED HOUSING PRICES

July 1, 2009 - April 1, 2012 by Quarter



# AVIARA SALES NUMBERS & MONTHLY INVENTORY

July 1, 2009 - April 1, 2012 by Quarter



# Aviara Market Report

## ALDEA

56 condominiums built by D.R. Horton in 1993-95 (Gated)

- PLAN 1\*** 1,665 sq ft • 2 bd, 2.5 ba  
**PLAN 2** 1,925 sq ft • 3 bd, or 2 bd & den, 2.5 ba  
**PLAN 3** 2,197 sq ft • 3 bd & loft/study, 2.5 ba

### CURRENTLY ON THE MARKET MT

Cormorant Drive Plan 2 listed @ \$599,000 27

### SALES PENDING MT

None

### CLOSED SALES MT

1569 Cormorant Drive Plan 3 \$449,000 10/11 235



## AVIARA POINT

69 custom homes and home sites (Gated)

### CURRENTLY ON THE MARKET MT

Aviara Drive homesite listed @ \$ 950,000 34  
 Aviara Drive 3,502 sq ft 3/2.5 listed @ \$1,150,000 114  
 Aviara Drive 3,259 sq ft 5/3 listed @ \$1,450,000 39  
 Aviara Drive 3,790 sq ft 4/3.5 listed @ \$1,799,000 47  
 Aviara Drive 5,409 sq ft 5/5.5 listed @ \$1,899,000 209  
 Aviara Drive 5,100 sq ft 4/4.5 listed @ \$1,999,000 68  
 Aviara Drive 5,712 sq ft 5/5 listed @ \$2,399,000 33  
 Aviara Drive 5,600 sq ft 4/4.5 listed @ \$2,450,000 89  
 Latitude Ln 9,835 sq ft 6/10 listed @ \$3,750,000 118

### SALES PENDING MT

Aviara Drive homesite listed @ \$629,000 0  
 Aviara Drive homesite listed @ \$700,000 26

### CLOSED SALES MT

7096 Aviara Dr 3,700 sq ft 3/3 \$1,100,000 11/11 228



## AVOCET

95 homes built by Republic Development in 1989-97

- PLAN 1\*** 2,260 sq ft • 4 bd or 3 bd & bonus rm, 3 ba  
**PLAN 2** 2,497 sq ft • 4 bd or 3 bd & den, 3 ba  
**PLAN 3** 2,818 sq ft • 5 bd or 4 bd & den, opt bonus rm, 3 ba

## AVOCET (continued)

### CURRENTLY ON THE MARKET MT

Blackbird Circle Plan 2 listed @ \$799,000 51  
 Blackbird Circle\*\* Plan 3 listed @ \$977,000 82

### SALES PENDING MT

None

### CLOSED SALES MT

7045 Partridge Place Plan 2 \$605,000 10/11 77



## AZURE COVE

72 homes built by Brookfield Homes in 1997-98

- PLAN 1\*** 2,485 sq ft • 3 bd & loft, opt den or retreat, 2.5 ba  
**PLAN 2** 2,658 to 2,946 sq ft • 4 bd or 3 bd & loft or den, opt 5th bd over fr, 3 ba  
**PLAN 3** 3,300 to 3,492 sq ft • 5 bd or 4 bd & den, opt retreat, opt retreat #2 over dr, 4 ba

### CURRENTLY ON THE MARKET MT

Grivetta Court Plan 3 listed @ \$899,900 315

### SALES PENDING MT

None

### CLOSED SALES MT

None



## BELLA LAGO

61 homes built by Brookfield Homes in 1998-2000 (Gated)

- PLAN 1\*** 3,011 to 3,150 sq ft • 4 bd or 3 bd & den, opt retreat, opt music rm off lr, 3.5 ba  
**PLAN 2\*** 3,769 sq ft • 4 bd or 3 bd & den, loft, retreat, opt large utility rm at garage, 3.5 ba  
**PLAN 3** 4,091 to 4,824 sq ft • 5 bd or 4 bd & den, opt retreat or bd 6 over dr, opt bonus rm, 4.5 to 6.5 ba

### CURRENTLY ON THE MARKET MT

Alcyon Court Plan 3 listed @ \$1,050,000 13

### SALES PENDING MT

None

### CLOSED SALES MT

1336 Shorebird Lane Plan 2 \$ 980,000 1/12 40  
 1339 Alcyon Court\*\* Plan 2 \$1,550,000 2/12 6

# BRINDISI

90 condominiums built by Brehm in 2000-01 (Gated)

- PLAN 1\*** 1,316 sq ft • 2 bd, 2 ba  
**PLAN 2** 1,604 sq ft • 3 bd, or 2 bd & den, 3 ba  
**PLAN 3** 2,166 sq ft • 3 bd & den, opt retreat, 3 ba

## CURRENTLY ON THE MARKET MT

None

## SALES PENDING MT

None

## CLOSED SALES MT

6489 Alexandri Circle	Plan 1	\$380,000	3/12	38
6351 Alexandri Circle	Plan 3	\$449,000	2/12	43
6359 Alexandri Circle	Plan 3	\$429,000	3/12	140



# CANTATA

82 homes built by Coscan Davidson Homes in 1995-96

- PLAN 1\*** 2,425 to 2,593 sq ft • 3 bd, opt retreat or loft, 2.5 ba  
**PLAN 2** 2,853 sq ft • 5 bd or 4 bd & retreat, 3 ba  
**PLAN 3** 3,216 sq ft • 5 bd or 4 bd & retreat, opt bonus rm, 4 ba

## CURRENTLY ON THE MARKET MT

Golden Star Lane	Plan 2	listed @ \$979,000v	65
Golden Star Lane	Plan 3	listed @ \$925,000	176
Black Swan Place	Plan 3	listed @ \$954,900	29

## SALES PENDING MT

Savannah Lane	Plan 1	listed @ \$625,000	8
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## CLOSED SALES MT

7322 Black Swan Place	Plan 1	\$625,000	3/12	131
7319 Black Swan Place	Plan 2	\$740,000	3/12	192



# CARINA

106 homes built by Greystone Homes in 1995-96

- PLAN 1\*** 2,087 to 2,257 sq ft • 4 bd or 3 bd & den, opt media rm or 2nd master suite at garage & bed 4, 2.5 or 3 ba  
**PLAN 2** 2,470 sq ft • 4 bd or 3 bd & den, 3.5 ba  
**PLAN 3** 2,848 sq ft • 5 bd or 4 bd & den, opt retreat, 4 ba

## CURRENTLY ON THE MARKET MT

Nightshade Road	Plan 3	listed @ \$799,900v	27
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## SALES PENDING MT

None

## CLOSED SALES MT

6658 Towhee Lane	Plan 2	\$830,000	11/11	10
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# CRISTALLA

61 homes built by Brehm in 2001-02 (Gated)

- PLAN 1** 2,653 sq ft • 3 bd or 2 bd & den, retreat, 2.5 or 3 ba  
**PLAN 2** 2,646 sq ft • 3 bd or 2 master suites, opt office, 2.5 ba  
**PLAN 3** 3,043 sq ft • 4 bd or 3 bd & den or 2 master suites & den, retreat, opt bonus rm, 2.5 or 3 ba

## CURRENTLY ON THE MARKET MT

None

## SALES PENDING MT

Palermi Place	Plan 2	listed @ \$650,000	119
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## CLOSED SALES MT

None



# ISLA MAR

101 homes built by Richmond American in 1996-98 (Gated)

- PLAN 1\*** 2,642 sq ft • 4 bd or 3 bd & den, opt retreat, 2.5 ba  
**PLAN 2** 3,456 sq ft • 5 bd or 4 bd & den, loft, 4 ba  
**PLAN 3** 3,507 to 3,649 sq ft • 5 bd or 4 bd & library, opt bonus rm, opt media rm or 6th bd over dr, 4 ba  
**PLAN 4** 4,112 to 4,275 sq ft • 4 & library, retreat, opt 5th bd at garage, 3.5 or 4.5 ba

## CURRENTLY ON THE MARKET MT

Melodia Terrace	Plan 3	listed @ \$1,275,000	13
Merganser Lane	Plan 4	listed @ \$1,099,999	22

## SALES PENDING MT

Melodia Terrace	Plan 1	listed @ \$ 999,000	21
Blackstilt Court	Plan 2	listed @ \$ 999,000	138
Elegans Place	Plan 2	listed @ \$1,195,000	67
Merganser Lane	Plan 4	listed @ \$ 850,000	128

## CLOSED SALES MT

7318 Grebe Drive	Plan 3	\$895,000	1/12	209
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# MAREA

101 homes built by Continental Homes in 1997-98 (Gated)

- PLAN 1** 1,705 sq ft • 3 bd or 2 master suites, 2.5 ba  
**PLAN 2** 1,845 sq ft • 3 bd or 2 master suites, retreat, 2.5 ba  
**PLAN 3** 2,104 to 2,238 sq ft • 4 bd or 3 bd & loft, retreat, opt 2 master suites, opt 5th bd over lr, 2.5 ba

## CURRENTLY ON THE MARKET MT

Surfbird Circle	Plan 2	listed @ \$535,000	96
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## SALES PENDING MT

Surfbird Circle	Plan 2	listed @ \$598,000	8
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MAREA (continued)

<u>CLOSED SALES</u>				MT
7088 Surfbird Circle	Plan 1	\$525,000	2/12	60
7243 Surfbird Circle	Plan 2	\$665,000	10/11	124



MAR FIORE

137 homes built by Taylor Woodrow Homes in 1995-98

<b>PLAN 1*</b>	2,850 sq ft • 3 bd or 2 bd & library, retreat, 2.5 ba
<b>PLAN 1X*</b>	3,082 sq ft • 4 bd or 3 bd & library, retreat, 3.5 ba
<b>PLAN 2</b>	3,112 sq ft • 4 bd or 3 bd & bonus rm, 2.5 or 3.5 ba
<b>PLAN 2X</b>	3,354 sq ft • 5 bd or 4 bd & bonus rm, 3.5 or 4.5 ba
<b>PLAN 3</b>	3,253 sq ft • 5 bd or 4 bd & bonus rm, retreat, library, 3.5 or 4.5 ba
<b>PLAN 3X</b>	3,445 sq ft • 5 bd or 4 bd & bonus rm, library, 3.5 to 4.5 ba
<b>PLAN 4</b>	3,780 to 3,942 sq ft • 5 bd or 4 bd & den, opt bonus rm, opt den, opt loft over dr, 3.5 or 4.5 ba
<b>PLAN 5*</b>	2,988 sq ft • 3 bd or 2 bd & library, 3.5 ba
<b>PLAN 6</b>	3,210 sq ft • 4 bd or 3 bd & office, 3.5 ba

<u>CURRENTLY ON THE MARKET</u>				MT
Hummingbird Rd	Plan 1x	listed @ \$1,100,000		111
Cassins Street	Plan 3x	listed @ \$ 959,900		55
Sanderling Court	Plan 6	listed @ \$ 899,000		38

<u>SALES PENDING</u>				MT
Sanderling Court	Plan 1x	listed @ \$ 899,900		69
Sanderling Court	Plan 5	listed @ \$1,379,000		26

<u>CLOSED SALES</u>				MT
1341 Corvidae Street	Plan 1x	\$850,000	1/12	168
7224 Calidris Lane	Plan 4	\$910,000	10/11	16



PAVONA

65 homes built by Davidson Communities in 1991-95

<b>PLAN 1*</b>	2,340 sq ft • 3 bd or 2 bd & den, 2.5 ba
<b>PLAN 2</b>	3,285 sq ft • 5 bd or 4 bd & den, opt retreat, opt bonus rm, 3.5 ba
<b>PLAN 3</b>	3,389 sq ft • 4 bd & retreat, opt loft, 3.5 ba
<b>PLAN 4</b>	3,522 sq ft • 4 bd or 3 bd & den, retreat, 3.5 ba

<u>CURRENTLY ON THE MARKET</u>				MT
Tern Place	Plan 1	listed @ \$792,500		52
Spoonbill Lane	Plan 3	listed @ \$999,900		64

<u>SALES PENDING</u>				MT
Tern Place	Plan 2	listed @ \$649,900		24
Bittern Court	Plan 4	listed @ \$895,000		13

<u>CLOSED SALES</u>				MT
1612 Starling Court	Plan 1	\$750,000	1/12	85
7216 Spoonbill Lane	Plan 3	\$795,000	10/11	44

SANDERLING

131 condominiums built by Barratt in 1995-97 (Gated)

<b>PLAN 1*</b>	1,213 sq ft • 2 bd, 2 ba
<b>PLAN 2</b>	1,481 sq ft • 2 bd & loft, 2.5 ba
<b>PLAN 3</b>	1,728 sq ft • 4 bd or 3 bd & loft or retreat, 2.5 ba
<b>PLAN 4</b>	1,707 sq ft • 3 bd, 2.5 ba

<u>CURRENTLY ON THE MARKET</u>				MT
None				

<u>SALES PENDING</u>				MT
Chamisal Court	Plan 2	listed @ \$399,000		4
Adolphia Drive	Plan 4	listed @ \$459,000		40

<u>CLOSED SALES</u>					MT
6805 Sand Aster Drive	Plan 2	\$415,000	1/12	85	
6857 Adolphia Drive	Plan 3	\$385,000	3/12	50	
6806 Sand Aster Drive	Plan 3	\$495,000	3/12	108	
6856 Wigeon Place	Plan 4	\$400,000	12/11	178	
1610 Warbler Court	Plan 4	\$449,900	3/12	10	



SANDPIPER

116 homes built by Warmington Homes in 1995-97

<b>PLAN 1*</b>	2,320 sq ft • 3 bd or 2 bd & den, 2.5 ba
<b>PLAN 2</b>	2,412 sq ft • 4 bd or 3 bd & den, 3 ba
<b>PLAN 3*</b>	2,670 sq ft • 4 bd or 3 bd & den, opt loft or retreat, 3 ba
<b>PLAN 4</b>	2,806 sq ft • 5 bd or 4 bd & den, opt bonus rm, 3 ba
<b>PLAN 5</b>	2,888 sq ft • 5 bd or 4 bd & den, opt bonus rm, 3 ba

<u>CURRENTLY ON THE MARKET</u>				MT
Wildrose Terrace	Plan 1	listed @ \$649,000		138
Whimbrel Court	Plan 5	listed @ \$749,900		209

<u>SALES PENDING</u>				MT
Rockrose Terrace	Plan 2	listed @ \$897,000		288
Wildrose Terrace	Plan 5	listed @ \$719,000		6

<u>CLOSED SALES</u>				MT
None				



SERENATA

120 homes built by Brehm in 1999-2002

<b>PLAN 1*</b>	2,690 sq ft • 3 bd & den, 2.5 ba
<b>PLAN 2</b>	3,343 to 3,546 sq ft • 5 bd or 4 bd & den, opt bonus rm, opt office at garage, 2.5 to 4 ba
<b>PLAN 3</b>	3,697 sq ft • 5 bd or 4 bd & den, retreat, opt media rm, 2.5 to 4.5 ba
<b>PLAN 4</b>	4,192 to 4,400 sq ft • 5 bd or 4 bd & loft, den, retreat, opt media/exercise rm, opt office at garage, 3.5 to 4.5 ba

## SERENATA (continued)

<u>CURRENTLY ON THE MARKET</u>				MT
Follette Street	Plan 3	listed @ \$829,900		77
Mallee Street	Plan 3	listed @ \$1,050,000		140
Amante Court	Plan 4	listed @ \$899,000		62
<u>SALES PENDING</u>				MT
Fiona Place	Plan 2	listed @ \$741,800		155
<u>CLOSED SALES</u>				MT
1682 Calliandra Road	Plan 1	\$685,000	12/11	31



## TESORO DE AVIARA

25 homes built by Lucas & Mercier Development in 2004

- PLAN 1\*** 2726 to 2893 sq ft • 4 bd or 3 bd & den, flex space at garage, 3 ba  
**PLAN 2** 3320 to 3516 sq ft • 4 bd or 3 bd & den, retreat, comp rm, loft, flex space at garage, 3 ba  
**PLAN 3** 3983 to 4146 sq ft • 5 bd or 4 bd & den, bonus rm, flex space at garage, 4.5 ba

<u>CURRENTLY ON THE MARKET</u>				MT
None				
<u>SALES PENDING</u>				MT
None				
<u>CLOSED SALES</u>				MT
6645 Elegant Tern Place	Plan 2	\$853,000	12/11	102
6650 Cabela Place	Plan 3	\$885,000	2/12	45



## TRAMONTO

131 homes built by Western Pacific Homes in 1996-98

- PLAN 1** 1,740 sq ft • 3 bd, 2.5 ba  
**PLAN 2** 1,947 sq ft • 3 bd or 2 bd & loft, 2.5 ba  
**PLAN 3** 2,323 sq ft • 4 bd or 3 bd & loft, 2.5 ba

<u>CURRENTLY ON THE MARKET</u>				MT
Pintail Drive	Plan 1	listed @ \$439,000		84
Pintail Drive	Plan 1	listed @ \$462,000		56
Willet Circle	Plan 2	listed @ 480,000v		40
Pintail Drive	Plan 2	listed @ \$538,000v		223
Pintail Drive	Plan 3	listed @ \$620,000		50
Pintail Drive	Plan 3	listed @ \$640,000		20
Willet Circle	Plan 3	listed @ \$659,000		113
Tanager Drive	Plan 3	listed @ \$665,000		132

## TRAMONTO (continued)

<u>SALES PENDING</u>				MT
Robin Place	Plan 1	listed @ \$475,000		44
Tanager Drive	Plan 2	listed @ \$449,000		241
Willet Circle	Plan 2	listed @ \$465,000v		109
Tanager Drive	Plan 2	listed @ \$502,700		32
Pintail Drive	Plan 2	listed @ \$579,000v		139
<u>CLOSED SALES</u>				MT
7195 Willet Circle	Plan 1	\$530,000	1/12	78
7204 Pintail Drive	Plan 3	\$499,000	11/11	21
7210 Pintail Drive	Plan 3	\$499,000	2/12	103



## TREVIRA

8 homes built by Mitchell Development in 1998

- PLAN 1\*** 2,309 sq ft • 4 bd or 3 bd & den, 2.5 ba  
**PLAN 2** 2,621 sq ft • 4 bd, retreat, loft, opt super family rm at bd 4, 3 ba  
**PLAN 3** 2,906 sq ft • 4 bd or 3 bd & den, retreat, bonus rm, 3 ba

<u>CURRENTLY ON THE MARKET</u>				MT
None				
<u>SALES PENDING</u>				MT
Nightshade Road	Plan 3	listed @ \$665,000		114
<u>CLOSED SALES</u>				MT
1385 Nightshade Road	Plan 3	\$815,000	2/12	38



## VIAGGIO

51 condominiums built by Sea Country in 1998-99 (Gated)

- PLAN 1\*** 1,781 sq ft • 3 bd or 2 bd & den, 2 ba  
**PLAN 2** 2,144 sq ft • 3 bd or 2 master suites & loft, 2.5 ba  
**PLAN 3** 2,272 sq ft • 3 bd or 2 master suites & loft, retreat, 2.5 or 3 ba

<u>CURRENTLY ON THE MARKET</u>				MT
None				
<u>SALES PENDING</u>				MT
Tatler Road	Plan 1	listed @ \$625,000		93
Eider Court	Plan 2	listed @ \$579,000		155
<u>CLOSED SALES</u>				MT
None				

### KEY

- MT = Market Time (days on the market)  
 v = Variable range marketing price  
 \* = Single-story or single-story with loft  
 \*\* = Modified from original floor plan

**PENDING**



## ISLA MAR ONE-LEVEL VIEW HOME

- 3 Bedrooms, Office, 2.5 Baths, 2,642 Sq Ft
- The Exclusive Gated Community Of Isla Mar
- Large Yard With Lagoon & Open-space Views
- Highly Upgraded Interior With Fine Details, 18" Italian Floor Tile & New Plush Carpeting
- Chefs Kitchen with Stainless Steel KitchenAid Appliances, Granite, Wood Cabinets & Nook
- Open Floor Plan With High Volume Ceilings
- Private Garden With BBQ, Warm Fire Pit, Free-form Patios, Fountain, Rich Green Lawn
- Custom Lighting With Dimmers For Artwork
- Freshly Painted Interior With Designer Color
- Warm Fireplaces In Living Room & Family Room
- Central HVAC System For Year-round Comfort
- 3-car Finished Attached Garage With Openers, Epoxy Floor, Built-in Racks & Storage Cabinets

**Offered at \$999,000**

**PENDING**



## TREVIRA AVIARA VIEW HOME

- 4 Bdrms, Bonus Room, 3 Baths, 2,906 Sq. Ft.
- Sets On A Point With Great Privacy & Amazing Panoramic Ocean, Canyon & Sunset Views
- An Open Floor Plan With Soaring High Ceilings
- Modern Island Kitchen With Euro-style Cabinets
- Fine Details Include Art Niches, Columns, Recessed Lighting, Stunning Hardwood & Ceramic Tile Floors, Custom 2-Tone Paint
- Master Bedroom Suite With Retreat Area, View Balcony, Walk-in Closet, Tile Bathroom, Dual Lavatories, Soaking Tub & Large Shower
- The Bonus Room Makes An Ideal Media Room, Activity/Play Area Or Possible 5th Bedroom
- Private Yard On The Open Space Offers Views, Gas Fire Pit, Built-in Wet Bar Plus Sitting Areas
- Dual-zone HVAC For Your Year-round Comfort
- Prestigious Aviara Elementary & Middle Schools

**Offered at \$665,000**

**Neal Hribar has been selling the Aviara lifestyle since 1998 with 82 Aviara homes sold.**



**NEAL HRIBAR**

*Selling the Aviara Lifestyle*

Prudential California Realty  
7030 Avenida Encinas, Suite 100  
Carlsbad, CA 92011



cell: 760-822-8690

office: 760-476-0700

e-mail: home@hribar.com

web site: www.hribar.com

NEW AVIARA MARKET REPORT

*Open Now!*

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San Diego, CA  
PERMIT NO. 90



## SERENATA

### AVIARA FAMILY HOME

- 5 Bedrooms, Office, 5.5 Baths, 4,192 Sq Ft
- Bedroom With Bath & Office On The Main Level
- Open Floor Plan With Soaring High Ceilings
- Large Island Kitchen With Luxury Appliances, Granite Counters, Wood Cabinets & Eating Area
- Family Room With Built-in Entertainment Center
- Dining Room Has Coffered Ceiling & Pantry
- Huge Master Suite With Dual Baths, Two Walk-in Closets & Retreat With View & Fireplace
- Beautiful Beveled Glass Windows In LR & Entry
- Ceramic Tile Entry Floor With Granite Insets
- Stunning Natural Oak Hardwood Floors
- Curved Entry Stairway With Open Balusters
- Large Private Yard With Built-in BBQ, Outdoor Fireplace, 2 Free-form Patios & Rich Green Lawn
- Walk To Fine Aviara Elementary/Middle Schools

**Offered at \$875,000**

***Would you like your home featured in this report? Call me today!***