



BREATHTAKING CATALINA VIEWS

214 VIA ROBINA #26, SAN CLEMENTE

Private and Quiet Location, a Hidden Gem!!! Enjoy beautiful Ocean and Catalina sunset views, nestled in a tropical courtyard. Upper unit, this home offers a spacious floor plan with 2 bedrooms, 2 bath, features Spanish pavers and beautiful wood flooring. The upgraded kitchen is open to the dining room and large living room, with granite counter tops, stainless steel appliances, recessed lighting, solar tubes, a built-in sound system throughout and 1 car garage. Ideally located in a quiet cul-de-sac and walking distance to Del Mar with shopping, restaurants and exceptionally close to some of the best world renowned surf beaches in the world and Southern California. Fourth of July you can enjoy the spectacular Dana Point fireworks from the comfort of your perfect beach home. This ocean view beach retreat shows pride of ownership and is move in condition!!!!

OFFERED AT \$549,999

Ed & Julie Wright
Platinum Edge Properties
 (949) 770-9888

www.PlatinumEdgeRealEstate.com
Info@PlatinumEdgeProp.com
 CALBRE: 00767891/01258209



Scan to Virtual Tour

The Easy Way to Sell Your Home and Save...

Sound Impossible? It's not.

For a low set fee payable at closing and only when the property sells

We have been helping sellers just like you sell their property and save thousands!

What you do...

1. You show your own property

Or

We and other Realtors

will show it for an

additional fee which

Still Saves You Thousands!

What we do for a **LOW SET FEE . . .**

1. We guarantee in writing to advertise your property every week at no cost to you.
2. We use our exclusive marketing system to get you buyers.
3. We go through the numbers with you and discuss the "bad" and the "good" in all offers.
4. We work with lenders to pre-qualify your buyer and help them obtain financing (many times there are 7 or 8 methods)
5. We help you avoid problems, assist you should any arise, and work to save you money throughout the transaction.
6. We advertise your home on several top ranked real estate web-sites including: **www.HelpUSellWright.com**
7. We coordinate with appraisers, inspectors, escrow officers, title representatives and other professionals.
8. We use Virtual Tour/Slide Show technology to advertise your home.
9. We place a For Sale sign on your property and will lend you Open House signs.
10. We assist you with negotiations, offers, counter offers, all of the escrow paperwork, and help manage your transaction throughout escrow to closing.

YOU COULD SAVE \$30,000

By selling your home with Help-U-Sell/Platinum Edge instead of with brokers who charge a 6% commission (the savings are based on a home selling for \$600,000). Use your savings for creative financing, or reduce your price to speed up the selling process.

FACTS

We are licensed real estate professionals.

We are full service brokers.

We are members of the local Multiple Listing Service.

We show property (MLS and our listings).

GUARANTEE

At closing, this office will re-fund up to our full fee if we have not performed the services agreed upon to your reasonable satisfaction, and if you have complied with all the terms of our listing agreement.

Since 1976, Help-U-Sell /Platinum Edge has SAVED buyers and sellers nationwide THOUSANDS of dollars on the sale or purchase of their homes.



www.YouTube.com/HelpUSellWright



Www.Facebook.com/HUSPEP



www.LinkedIn.com/in/HelpUSellWright



Follow Us on
twitter

www.Twitter.com/HelpUSellWright



www.OCRealEstateLifeStyle.com

(949) 770-9888
www.HelpUSellWright.com
www.PlatinumEdgeRealEstate.com
Info@HelpUSellWright.com
DRE#00767891/01258209