



Pristine Single Level Home

144 Luneta Ln, Rancho Mission Viejo

\$799,900

Come and experience the new lifestyle at the Rancho Mission Viejo community of Esencia at Gavilan, exclusively for the 55+ crowd. This deluxe detached home is only 1+ years new and has a premium full street frontage. It is extensively upgraded and in model perfect condition. There is an added California Room off the living area that opens up via a triple wide retracting glass wall that gives this great room style floor plan an expansive atmosphere extending all the way to the custom patio with full size water feature plus fire tower accents. You will also find a custom outdoor BBQ with seating area. The interior features 2 large bedrooms with volume ceilings and adjacent deluxe full bathrooms. There is approximately 1565 square feet of comfortable living area. The kitchen is open to the gathering area and features a large sit down island with unique custom granite counters tops. All the appliances are deluxe which includes stainless steel double oven and custom white cabinetry. There is an attached and oversized 2 car hobby garage with epoxy floors. The Vida tract model match is selling for \$80,000 more and not as upgraded. The Gavilan amenities are extraordinary! Enjoy multiple pools, spas, Clubhouses with fully staffed bars, outdoor dining, fitness center with Yoga studio. Walk to the new sports park and much much more along with the friendly and neighborly atmosphere.

Ed & Julie Wright

Help-U-Sell Wright Realtors

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Thinking of Selling? Get Our **FREE Expert Home-Value Analysis!**
Give Us a Call to See How much You Can **SAVE** with Our **LOW Set Fee!**

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

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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 websites 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 \$35,050

By selling your home with Help-U-Sell instead of with brokers who charge a 6% commission (the savings are based on a home selling for \$700,000). 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 refund 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 has SAVED buyers and sellers nationwide THOUSANDS of dollars on the sale or purchase of their homes.

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