

Your home, your lifestyle...

It's our purpose



Seven Gables
REAL ESTATE

WWW.SEVENGABLES.COM

TOP 10 REASONS TO LIST WITH SEVEN GABLES REAL ESTATE

- 1. We as a Company, Take Pride in our Reputation.** For nearly 36 years, Seven Gables Real Estate has been a standard-bearer of the business because we understand that our clients come first and that integrity is the cornerstone upon which we must create and maintain customer confidence and loyalty.
- 2. We as a Company, Believe that Innovation Makes a Difference.** At Seven Gables, we strive to create innovative solutions for tomorrow's challenges, while maintaining a standard for business that was established three and a half decades ago. By embracing technologies that generate inquiries for the purpose of uniting qualified buyers with serious sellers we effectively & successfully market your property.
- 3. We as a Company, Care About Our Communities.** At Seven Gables Real Estate, we know that if not for the communities we serve, our business would cease to exist. That's why we always strive to find ways to make a difference by giving to organizations whose values and ideals are aligned with our own.
- 4. We as a Company, Offer Local, Regional and Global Exposure.** With global affiliations and national & international marketing partners such as Leading Real Estate Companies of the World®, Seven Gables Real Estate has the ability to immediately distribute your listings throughout the world.
- 5. We as a Company, Provide Concierge Services.** At Seven Gables Real Estate, inquiries we receive are directed to our Concierge Services Desk where they are handled with professional courtesy by a licensed and highly trained customer care specialist. So whether it's a call about your home or a request for a dependable reference for a contractor or other service specialist, we have the resources to assist you from within our reliable agent network.
- 6. We as Agents Strive for Knowledge Everyday.** At Seven Gables Real Estate, we know that pricing your home right the first time is critical to getting it viewed by more people and sold in a shorter time span. We not only utilize a series of the most effective analytical tools available to derive the best price for your home, we stay apprised of what's happening in our markets.
- 7. We as Agents are Realtors and Residents.** At Seven Gables Real Estate, our associates not only work in the communities they serve, but live, engage and support them too. We make it our purpose to know what's happening in our neighborhood markets and where schools stand academically; even how local businesses are faring. Because like you, it affects our lifestyle.
- 8. We as Agents are Educated & Well-Informed.** Seven Gables agents pride themselves on being among the most educated in the business - regularly enrolling in industry related courses and attending business relevant workshops in order to acquire a deeper knowledge of what will impact the clients they represent and markets they serve.
- 9. You, Our Clients Can Expect Results from Our Experience & Expertise.** When you work with a Seven Gables agent, you are in essence working in partnership with a team of agents. Agents who support and depend on one another. Agents who rely on one another's knowledge for both their and their clients benefit. Agents who on average have 15 years experience behind them.
- 10. You, Our Clients Matter Most to Our Business.** Because we understand how emotional the process of buying or selling a home can be, our purpose is to create an experience that exceeds your expectation. One that assures you that your needs are foremost to us, and that you and your lifestyle matter most to us.



7 Catania, Newport Coast, CA

PREPARED FOR
The Dixon Family

MARCH 16, 2012



Maggie Etheridge

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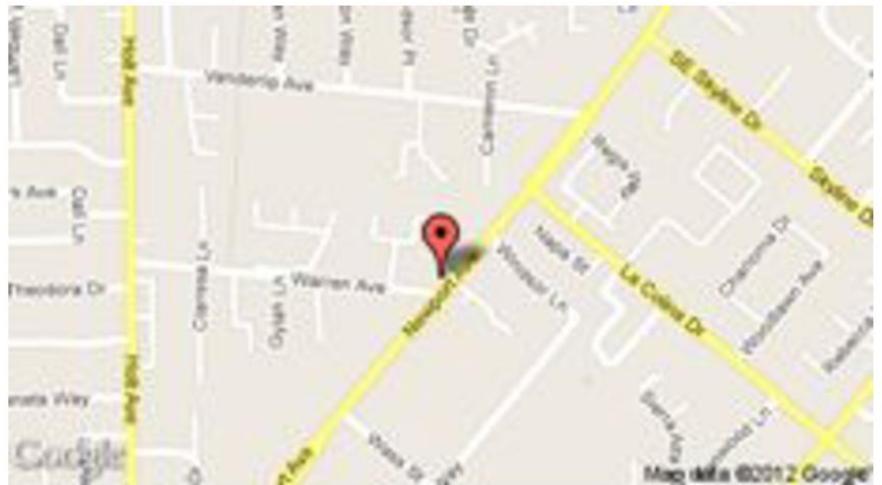
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LISTING INFORMATION

Courtesy of Surterre Properties Inc.

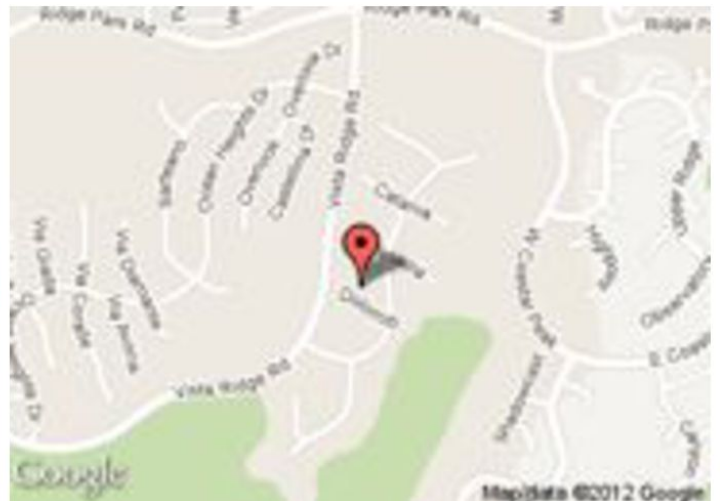
MLS#: U11001600	Beds: 5	Sq Ft: 4,400	Sold Date: 5/23/2011
Status: Closed Sale	Baths: 6.00	Year Built: 2000	DOM: 14

FEATURES

Stories: Two Levels; **Amenities:** Assoc Barbeque, Assoc Fee Incl Clubhouse, Assoc Pool, Assoc Sport Court, Assoc Tennis, Assoc Trash Paid; **Mello Roos:** Yes; **Spa:** Private Spa, Assoc Spa; **Water:** District/Public; **Appliances:** 6 Burner Cooktop, Built-In BBQ, Cooktop - Gas, Dishwasher, Double Oven, Gas Dryer Hook Up; **Lotsize:** 8800; **Heating:** Forced Air; **Cooling:** Central; **Floors:** Hardwood; **Style:** Mediterranean; **Pool:** Assoc Pool, Private Pool; **Map code:** 920C2; **Exterior:** Stucco; **Roof:** Spanish Clay Tile; **View:** No View; **Acres:** 0.19;

REMARKS

Offering 5 bedrooms and 5.5 bathrooms in all, this immaculate home boasts a fully separate casita plus a gym, a bonus room and formal living and dining rooms. Decadent walnut hardwood floors and custom moulding are seen throughout, and represent just some of the upgrades this spacious and extensively remodeled home has to offer. Inside, an abundance of natural light creates a warm, yet luxurious setting ideal for entertaining and relaxation alike and an outdoor area offers a high level of privacy in addition to top-tier features, including an upgraded pool and spa framed by lush green landscaping. This one-of-a-kind, completely finished home is tucked away in Newport Coast's prestigious 24-hour guard-gated Coast Canyon neighborhood. It's a stone's throw from the community's private playground and common area, and Newport Coast Elementary School is just one-half mile away.



Information is deemed reliable but not guaranteed.

Source: SOCAL