

Cross Marketing Offers You Additional Choices!



FABULOUS TWO STORY HOME!

Enjoy fantastic upgrades including gorgeous granite, beautiful neutral tile flooring, lush carpet, a wonderful kitchen, and an outstanding floor plan with bedrooms on both levels plus a vibrant yard with blooming flowers, storage shed, and citrus trees.

Offered at \$579,000



LUXURY OF NEW!

This 4 BR plus office, new single level Mediterranean style estate, offers elegance yet comfortable living within the North Poway - Poway Unified School District with custom details on a private 8.3 acres lot.

Seller will entertain offers between \$2,450,000 - \$2,799,876



LUXURIOUS HERITAGE ESTATE!

Located in the exclusive Heritage Golf Estates, this spectacular single story home has a outstanding floor plan made for entertaining with oversized living quarters and tropical paradise landscaping with fabulous waterfall into custom pool.

Seller will entertain offers between \$2,800,000 - \$3,200,000



STUNNING GOLF COURSE VIEWS

This fabulous two-story home, located in The Village gated community, offers breathtaking golf course views, gorgeous hardwood floors, and majestic master w/ balcony plus outstanding floor plan offering BR/BA downstairs.

Seller will entertain offers between \$750,000 - \$825,000



GOLF COURSE PROPERTY

Enjoy breathtaking golf course views and fabulous upgrades including gorgeous Pergo-style flooring, exquisite granite, plantation shutters, and beautiful French doors in this spectacular single story located on the 6th tee of the private Rancho Bernardo Golf Course.

Offered at \$749,500



BEST OF BOTH WORLDS

This fabulous two story home offers the best of both worlds combining the charm of country living w/ the convenience of a nearby city offering wonderful amenities, beautiful views, and an artist's room easily used as downstairs guest BR.

Seller will entertain offers between \$500,000 - \$550,000



FABULOUS FAMILY HOME!

Enjoy this outstanding two story home offering wonderful upgrades including gorgeous tile in entry and traffic areas, a spacious eat-in kitchen w/ adjoining family room, and terrific manicured yard fully .

Seller will entertain offers between \$640,000 - \$699,876



CHARMING 1 BR CONDO

What an investment opportunity! Located within walking distance to nearby shopping and restaurants, this home is delightful with all the necessities including a great kitchen, spacious rooms and an outstanding patio area for outdoor grilling.

Offered at \$249,000



GORGEOUS GOLF COURSE VIEW

Located on the 4th tee of the Carmel Mountain Ranch Golf Course, this two-story home offers vibrant views, plantation shutters, beautiful tile, a wonderful gourmet kitchen with built-in appliances, and a charming patio and backyard.

Offered at \$795,000

BIG OR SMALL WE SELL IT ALL

www.HerndonAdvantage.com



READY FOR IMMEDIATE MOVE-IN!

Completely refurbished w/ granite, stainless steel appliances, new bathroom fixtures, gorgeous tile in BAs, large windows and skylight, & huge backyard w/ pool.

Seller will entertain offers between \$575,000 - \$624,876



BRILLIANT OLD WINERY ESTATE

This Mediterranean style hm offers incredible amenities w/ downstairs MBR, detached guesthouse w/ sauna, billiard room w/ adjoining lounge, and wine cellar.

Seller will entertain offers between \$3,000,000 - \$3,449,876



MASTERPIECE HERITAGE ESTATE

Within highly sought after Poway Unified School District in the exclusive Heritage Estates, this extravagant single story is magnificent with a majestic master featuring workout rm and sitting parlor.

Offered at \$3,895,000



VIBRANT BACKYARD W/ VIEWS

This immaculate 5 BR two story is a magnificent family home featuring an outstanding floor plan with BR and full BA downstairs plus upstairs 4 BRs and loft and incredible upgrades throughout.

Seller will entertain offers between \$950,000 - \$1,075,876



MULTI-USE COUNTRY ESTATE

This Mt. Woodson estate is magnificent offering 14.37 acres of usable land complete w/ a thriving orchard, mature palms, a deep well, and 360 degree views plus a 1,200 sq. ft. barn style building for work.

Seller will entertain offers between \$850,000 - \$949,876



RARE BUILDING OPPORTUNITY!

Lot 9 is 2.51 acres with 10,260 sq. ft. pad size, graded with underground utilities including city-water, sewer, electric, telephone, and cable TV... a rare building opportunity in this upscale Poway just minutes away from award-winning schools.

Offered at \$695,000



LUXURY IN LOS RIOS

This fabulous two-story home in the gated Los Rios community offers an outstanding eat-in kitchen with neutral tile, a charming patio for outdoor grilling, spacious room sizes, and a marvelous master suite with private balcony.

Seller will entertain offers between \$725,000 - \$799,876



NEWLY REFURBISHED INTERIOR

Located just minutes away from local schools, nearby shopping and restaurants providing convenient freeway access, this delightful single story hom is a wonderful diamond in today's market. Don't let the exterior fool you!

Seller will entertain offers between \$575,000 - \$624,876



INCREDIBLE SUNSET VIEWS

Outstanding upgraded amenities plus an excellent floor plan featuring a downstairs guest bedroom and 4 additional upstairs bedrooms with optional room make this Mediterranean style home great for an expanding family.

Seller will entertain offers between \$1,100,000 - \$1,300,876

CALL SUE HERNDON AT: (858) 344-9000