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### CANYON RIM TRIPLEX

- Views of Mission Valley
- Over \$75,000 in improvements since 2005
- 1 Single Detached Home
- Stacked Duplex in Rear
- Upgrades include:
  - Newer Kitchens
  - Upgraded Electrical
  - Tankless Hot Water Heaters
  - Upgraded Dual-Pane Vinyl Windows
  - Newer Stairs & Railing
  - Complete list of upgrades and rental figures available upon request.

**SELLER WILL ENTERTAIN OFFERS BETWEEN \$625,000 - \$675,000**



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REAL ESTATE

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Realtor® Steven J. Rotsart Sr., joined forces with his sons, Steven J. Rotsart Jr. and Nicholas Rotsart, creating a dynamic real estate partnership that was formed in 1998. Together they provide over 60 years of real estate expertise. This combination creates a market wisdom and knowledge that surpasses all others and allows them to seize opportunities and better advise their clients on all their real estate decisions.

Going the extra mile to ensure you have all the vital information and research to formulate sound financial decisions. It's all about being creative to find optimum solutions and the best opportunities. It's protecting your best interests and never resting until your expectations have been exceeded.

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*Years of Experience,  
Years of Results*



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