



# **PROPERTY REPORT**

**ADDRESS:** Cante De La Paloma, Palomar Mountain, CA 92060

**DESCRIPTION:** This Palomar Mountain home for sale is located .07 miles up Crestline Road with in 100 ft. of Crestline on Cante De La Paloma. The homes Construction is typical for the year it was built and is a quant cabin with rustic mountain charm. The property features .31 flat acres, with black oaks dominated by massive evergreen cedar trees, creating a Sherwood Forrest appeal.

**PRICE:** \$207,000.00

**APN:** 135-053-61-00

**MLS:** 110041021

**CONTACT:** Emily Dreiling; [EDreiling@wildblue.net](mailto:EDreiling@wildblue.net) ; 760-427-3928 cell; 800-371-6669 office.

**[VIRTUAL TOUR LINK](#)**

**[VIDEO LINK](#)**

# Mountain Retreat

Cante De La Paloma, Palomar Mountain, CA 92060



**\$207,000**



This Palomar Mountain home for sale is located .07 miles up Crestline Road with in 100 ft. of Crestline on Cante De La Paloma. The homes construction is typical for the year it was built and is a quant cabin with rustic mountain charm. The property features .31 flat acres, with black oaks dominated by massive evergreen cedar trees, creating a Sherwood Forrest appeal. There is easy access during all season across a level, low traffic, road and driveway.



CREB# 01109566

**Emily Dreiling**  
Red Hawk Realty  
RANCHES - HOMES  
LOTS - LOANS  
**760-427-3928**

RED HAWK REALTY

Junction Hwy 78 & Hwy 79

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Www.DONN.com

We Know The Back Country!





*APN # 135-053-61-00*



There is easy access during all season across a level, low traffic, road and driveway. The exterior of the home is log and has been refinishing with new paint to keep the homes good integrity. The living and kitchen rooms are combined giving the 687 square foot home an open space feeling. The wood burning fire place is located in the main room with a raised hearth made of slat tile. You will enter the home up a three step entrance thru the sun room which has been enclosed and insulated making it a wonderful extra sleeping space and includes a walk-in storage space. The seller has finished out the storage space and closet of the home. The foundation has been redone under the kitchen side of the house and a new drainage system was installed to keep the snow and rain water off of the wood to avoid future problems. During the repair the home received new front entrance decking and rear patio decking, plus brick work over the new exterior drainage.



As of 2010, Palomar Mountain's population is 3,318 people, which will afford the new owners the knowledge that the property will bring privacy and quite from the surrounding city communities. Palomar is an artist, vacation destination with an average snow fall of 34 +/- inches and an average rain fall of 28 +/- inches. This gives the area of Palomar a lush green environment. With the altitude being over 5,000 ft. you will have a milder summer climate that averages in the low 80's, great for escaping the summer heat of California and the neighboring States. Come enjoy your own retreat on Palomar Mountain.



***"We Know The Back Country!"***



Media: 6

Lot Size: .25 to .5 AC

Acres: 0.32

Detached

Status: Active

LP: \$207,000

MLS #: 110041021

Sales

Orig.Price: \$207,000

APN: 135-053-61-00

Price:

List Date: 07/12/2011

MT:

Ownership: Fee Simple

AMT: 4

Address: 32877 Cante De La Paloma Dr

City: Palomar Mountain, CA

Possession: Close of Escrow

Bedrooms: 1

Full Baths: 1

Unit#/Space#:

Optional BR: 1

Half Baths: 0

Zip: 92082 MapCode: 1052G4

Total BR: 2

Total Baths:1

Community: PALOMAR MTN

Est.SqFt: 687

Zoning: R1

Neighborhood:Palomar Mountain

Year Built: 1926

Pets: Yes

Complex/Park:

Age Restrictions: N/K

Cross Streets: Crestline Rd.

Sign on Property: Y

Jurisdiction:

Water District: CRM

School District:

### REMARKS AND SHOWING INFO

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Directions to Property: .7 miles up Crestline to Rd. #7 on RT. 1st house on LFT

Mandatory Remarks: , None Known

### FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$0.00

Paid:

HO Fees Include:

Other Fees: \$0.00

Paid:

CFD/Mello Roos:\$0.00

Total Monthly Fees: \$0.00

Assessments:

Other Fees Type:

Paid:

Est % of Owner Occupancy:

Terms: Cash

### SITE FEATURES

Approx # of Acres: 0.32

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: .25 to .5 AC

Lot Size Source: Assessor Record

Water: Meter on Property

Sewer/Septic: Septic Installed

Irrigation:

Telecom:

Residential Unit Loc: Detached

Units In Complex:

Animal Designator Code:

Miscellaneous:

View:

Topography: Level

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: None Known

Structures:

Complex Features:

Parking Garage:

Parking Garage Spaces: 0

Parking Non-Garage: Driveway, Uncover

Parking Non-Garaged Spaces: 4

Total Parking Spaces: 4

Parking for RV:

Fencing: N/K

## Parcel Profile Results

APN 135-053-61-00 Profile:

[Print Report](#)

### ZONING

Use Reg	RR.25
Animal Reg	Q
Density	.25
Lot Size	4AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	H
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	North Mountain
Plan Group	PALOMAR MOUNTAIN

### **GEOCODES**

Local Park Planning Area	PAUMA
Tax Rate Area	TAX RATE AREA 94171
Unified School District	UNIFIED VALLEY CENTER-PAUMA
Watershed	La Jolla AmagoHydrologic Sub Area

## **RR RURAL RESIDENTIAL USE REGULATIONS**

(# = Number which denotes approximate dwelling units per acre.)  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

### **2180 INTENT.**

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

### **2182 PERMITTED USES.**

The following use types are permitted by the RR Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

### **2183 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the RR Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types.
  - Mobile home Residential "18"
- b. Commercial Use Types.
  - Recycling Collection Facility, Small "2"  
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2184 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the RR Use Regulations upon issuance of a Minor Use Permit.

- a. Residential Use Types.
  - Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.
- b. Civic Use Types.
  - Minor Impact Utilities
  - Small Schools
- c. Commercial Use Types.
  - Cottage Industries (see Section 6920)
  - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
  - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
  - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
  - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
  - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
  - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

**2185 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

- a. Residential Use Types.
  - Group Residential
- b. Civic Use Types.
  - Administrative Services
  - Ambulance Services
  - Child Care Center
  - Clinic Services
  - Community Recreation
  - Cultural Exhibits and Library Services
  - Group Care
  - Law Enforcement Services
  - Lodge, Fraternal and Civic Assembly
  - Major Impact Services and Utilities
  - Parking Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
  - Wholesaling, Storage and Distribution: Mini-Warehouses
  - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

# PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE Nov-29-05

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <u>Gretchen simpson</u>	ADDRESS <u>Po. Box 241</u>
ADDRESS <u>Po. Box 241</u>	CITY, STATE <u>Petaluma Mt Ca 92060</u>
CITY, STATE <u>Petaluma mountain. Ca 92060</u>	DATE OF PLANS
PHONE NO. <u>1-760-742-0328</u>	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

INSTALL NEW SEPTIC SYSTEM WITH  
INFILTRATOR LEACH FIELD  
1- 1050 Gallon Tank (Plastic)  
60 FT Leach field  
Hook new system to existing line from  
house TANK → FIELD



All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Three thousand - Three hundred + 00/100 Dollars (\$ 3500.00/100)

with payments to be as follows 2000.00 DRAW FOR MATERIAL - AT  
COMPLETION OF JOB BALANCE DUE 1500.00

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

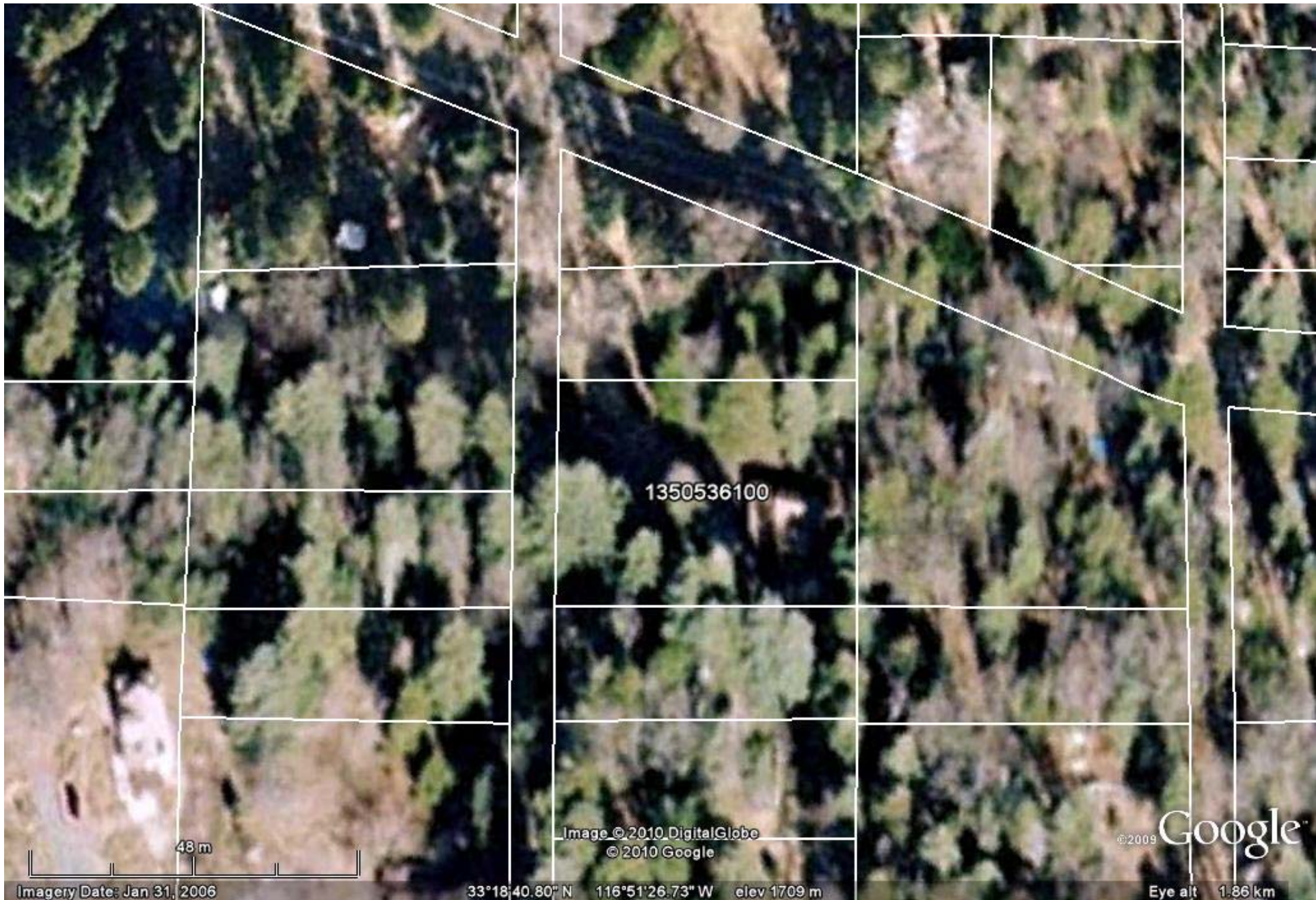
Respectfully submitted Joseph Bonaventura  
Per \_\_\_\_\_

Note - This proposal may be withdrawn by us if not accepted within 30 days.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

DATE Nov 12 2005 SIGNATURE Joseph Bonaventura  
 SIGNATURE \_\_\_\_\_



1350536100

48 m

Imagery Date: Jan 31, 2006

33°18'40.80" N 116°51'26.73" W elev 1709 m

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Eye alt 1.86 km