

DONN BREE



**RANCHES ▪ HOMES
LOTS ▪ LOANS**

800-371-6669

PROPERTY REPORT

ADDRESS: 37908 Montezuma Valley Rd., Ranchita, CA 92066

DESCRIPTION: Great horse property and/or retirement home, 1386sq.ft, turnkey ready. Property has highly sought after 'O' Designated zoning and contains RV parking with hookups.

PRICE: \$265,000

APN: 1970900300

MLS: 081034388

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 cell; 800-371-6669 office.

RANCHITA HOME



\$265,000

An affordable Skyline home on 4.63 acres. Professionally installed July 2001. Engineer certified HUD/FHA Maxi-Pier perm foundation system. This 1386 sq.ft, turnkey home has 3 bedrooms & 2 baths, with open floor plan, cathedral ceilings, sky view dormers in living room, well insulated walls and ceilings, & a 420+sq.ft deck. Oversized septic tank and 300ft of leech line allows for expansion or addition of a granny flat. The well provides 6.5 gpm to a 5,000 gal. tank. Plenty of water to maintain the mature landscaping including trees, shrubs, flowers, native cacti and scrub oak. Water, irrigation and electric to lower section of property. Two storage sheds near home and two cargo containers with interior lighting. Great horse property with flat usable acreage, ready for someone to create a lifestyle full of recreation. Close to riding hiking trails. 45 minutes to Ocotillo Wells for off road vehicle driving & camping. 30 minutes to Julian, 1 hour to Temecula for all major shopping amenities. Warner Springs Ranch 25 minutes away to enjoy golf, hot mineral water, restaurants, and more.



DRL#01868333

DONN BREE
RANCHES • HOMES
LAND • LOANS
800-371-6669

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

MStreamer@hotmail.com

Www.DONN.com

We Know The Up Country!



Assessor Parcel Number 197-090-03-00





Media: 10
 Lot Size: 4+ to 10 AC
 Acres: 4.63

Manufactured Home

MLS #: 081034388
 APN: 197-090-03-00

Address: [37908 Montezuma Valley Rd](#)
 City: **Ranchita, CA**

Bedrooms: 3
 Optional BR:
 Total BR: 3
 Est.SqFt: 1,386
 Year Built: 2001
 Age Restrictions: N/K
 Sign on Property:

Status: **Active**
 Sales
 Price:
 Ownership: **Fee Simple**
 Full Baths: 2
 Half Baths: 0
 Total Baths: 2
 Zoning: **A70**
 Pets: **Yes**

LP: ↓ **\$265,000**
 Orig.Price: **\$326,900**
 List Date: **05/09/2008** MT: 781
 OMD: AMT: 781
 COE:
 Possession: **Close of Escrow**
 Unit#/Space#:
 Zip: **92066** MapCode: **1078F5**
 Community: **OUT OF AREA**
 Neighborhood: **Ranchita**
 Complex/Park: **none**
 Cross Streets: **Lease Rd**
 Jurisdiction: **Unincorporated**
 Water District: **OUT**
 School District: **Warner Springs**

REMARKS AND SHOWING INFO

Great horse property and/or retirement home,1386sq.ft,turnkey ready,open floorplan,cathedral ceilings,skyview dormers in living rm. catches mountain views.Highly sought after 'O' Designation. Perfectly situated for direct access to multiple riding trails.RV parking w/ hookups.Home offers easy qualifying assumable FHA loan.Corrals do not convey but are negotiable.

Directions to Property: **S2 to Montezuma Valley Rd to Lease Rd. Follow Signs to Prop.**

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00/None Known** Paid: **N/K**
 HO Fees Include: **N/K**

Other Fees: **\$0.00** Paid: **N/K** Other Fees Type: **N/K**
 CFD/Mello Roos:**\$0.00** Paid: **N/K** Est % of Owner Occupancy:
 Total Monthly Fees: Terms: **Conventional, Assumable, Cash, FHA**
 Assessments: **N/K**

SITE FEATURES

Approx # of Acres: 4.63	View: Mountains/Hills, Panoramic	Parking Garage:
Approx Lot Sq Ft: 201682	Topography: Level	Parking Garage Spaces: 0
Approx Lot Dim: 0x0	Boat Facilities: N/K	Parking Non-Garage:
Lot Size: 4+ to 10 AC	Frontage Length:	Parking Non-Garaged Spaces:
Lot Size Source: Assessor Record	Frontage: Open Space	Total Parking Spaces:
Water: Well on Property	Land Use Code:	Parking for RV:
Sewer/Septic: Septic Installed	Add'l Land Use: Res/Business Use OK	Fencing: Other/Remarks
Irrigation: Sprinklers	Site: Street Unpaved	
Telecom: Satellite Dish	Prop Restrictions: None Known	
Residential Unit Loc: Detached	Structures:	
Units In Complex:	Complex Features: N/K	
Animal Designator Code:		
Miscellaneous: Horse Trails, Dog Run, Horse Allowed, Horse Facilities, Livestock Allowed, Other/Remarks		

MLS#: 081034388

37908 Montezuma Valley Rd

LP: \$265,000

APPROX ROOM DIMENSIONS

Living Room: **22x13**
 Dining Room: **10x13**
 Family Room: **0**
 Kitchen: **14x13**
 Breakfast Area:
 Master BR: **13x13**
 Bedroom 2: **10x13**
 Bedroom 3: **10x13**
 Bedroom 4: **0**
 Bedroom 5: **0**
 Extra Room 1: **0**
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
1 Story		N/K
Approx Living Space	Floor Coverings	
1,000 to 1,499 Sqf	Other/Remarks	
Source of Square Feet		
Assessor Record		
Interior Walls	Fireplaces	
	Fireplace Location	
	N/K	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Other		N/K	Propane
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		Electric
Construction		Security	Laundry Location
Manufactured/Mobile Home	Units in Bldg	N/K	Closet Stacked
Exterior	Exclusive Use Yard	Cooling	Equipment:
Other/Remarks		N/K	Dishwasher, Fire Sprinklers, Microwave, Range/Oven, Refrigerator, Shed(s), Washer
Roof	Patio		
Composition	Deck	Heat Source	
Guest House	Pool	Electric	
N/K	N/K		
Entry Level Unit	Pool Heat	Heat Equipment	
3 Stairs/Steps to Entry		Forced Air Unit	

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl: Y	Space Rent:
Axles:	Skirting:		HCD433 Rec: "A" Recorded
License #1: 0	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

Skyline home installed professionally July 2001. Engineer certified HUD/FHA Maxi-Pier perm foundation system,30 yr FHA assumable mortgage @6%.OAC. 420+sq.ft Timbertech deck. Exterior walls of home are 2x6 construction w/R19 insulation in outer walls & floor,R28 in ceiling. Oversized septic tank & 300 ft.of leech line allows for home expansion or addition of a granny flat or cottage.Landscaping includes dozens of trees,shrubs, flowers,native cacti and scrub oak. Water,irrigation & electric to lower section of property. Two storage sheds near home.Two,40 ft.cargo containers w/ interior/exterior lighting,tucked away behind trees,provide 5,760 cubic ft. of storage. Dog kennel between containers. RV parking w/ water,electric hookups & dump station. Freshwater well @ 380 ft.delivers 6.5 gpm to 5,000 gallon storage tank.Corrals convey at an extra cost.

Prepared by: Donn Bree, GRI
 DRE Lic.#: 01078868

Information is not guaranteed.
 Copyright 2001 - 2010 SANDICOR, Inc.

Tuesday, June 29, 2010
 12:26 PM

1970900300

Leasespur Rd

Image © 2010 DigitalGlobe
© 2010 Google

Leasespur

2009 Goo

Rd

Date: Nov 30, 2005

33°13'18.97" N 116°30'56.93" W elev 4246 ft

Eye alt 521

Parcel Profile Results

APN 197-090-03-00 Profile:

ZONING

Use Reg	A70
Animal Reg	O
Density	.125
Lot Size	8AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	NORTH MOUNTAIN
Plan Group	-

GEOCODES

Local Park Planning Area	ANZA-BORREGO
Tax Rate Area	TAX RATE AREA 98007
Unified School District	UNIFIED WARNER
Watershed	Warner Hydrologic Sub Area

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are Intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 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
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(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)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

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

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 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.
 - Law Enforcement Services
 - Minor Impact Utilities
 - Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 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
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Partying Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Agricultural and Horticultural Sales (all types)
 - Explosive Storage (see Section 6904)
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
 - Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
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. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)