



# **PROPERTY REPORT**

**ADDRESS:** 28533 Highway 79, Santa Ysabel, CA 92070

**DESCRIPTION:** Very unique and rarely available! This historic adobe, which is in PERFECT condition, is situated on 3.68 groomed acres nestled under a canopy of giant coast live oak trees. Access over well-maintained road. Great water well. Reconstructed septic system. Remote, yet accessible and beautifully maintained property.

**PRICE:** \$269,000.00

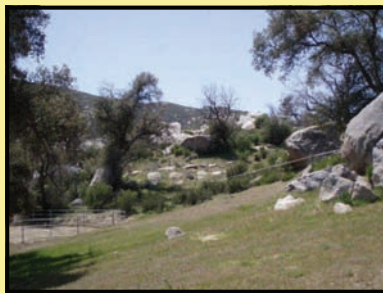
**APN:** 195-050-17-00, 18-00

**MLS:** 110062147

**CONTACT:** Donn Bree; [Bree@Donn.com](mailto:Bree@Donn.com); 888-366-6273 cell; 800-371-6669 office.

[Virtual Tour](#)

# Santa Ysabel Adobe



Very unique and rarely available! A perfect weekend get-a-way, corporate retreat, or family residence for the artist, naturalist, or writer. 2.5 miles off HWY 79 in the picturesque Mataguay Valley. This historic adobe, which is in PERFECT condition, is situated on 3.68 groomed acres nestled under a canopy of giant coast live oak trees. Neighbors are very large land owners, so development nearby is highly unlikely for the foreseeable decades ahead. Current owner uses this peaceful retreat for personal residence and HORSES. PRIVATE!

**\$269,000**



CREB# 01109566

**DONN BREE**

RANCHES • HOMES  
LAND • LOANS

**800-371-6669**

**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

**Donn@Donn.com**

Www.DONN.com

**We Know The Back Country!**



# ASSESSOR PARCEL NUMBERS

195-050-17-00 & 195-050-18-00





**Detached**  
 MLS #: **110062147**  
 APN: **195-050-18-00**  
 Address: [28533 Highway 79 Rd](#)  
 City: **Santa Ysabel, CA**  
 Bedrooms: **1**  
 Optional BR:  
 Total BR: **1**  
 Est.SqFt: **1,183**  
 Year Built: **1960**  
 Age Restrictions: **N/K**  
 Sign on Property: **N**

Status: **Active**  
 Sales  
 Price:  
 Ownership: **Fee Simple**  
 Full Baths: **1**  
 Half Baths: **0**  
 Total Baths: **1**  
 Zoning: **A70**  
 Pets: **Yes**

LP: **\$269,000**  
 Orig.Price: **\$269,000**  
 List Date: **11/09/2011** MT: **22**  
 OMD: AMT: **20**  
 COE:  
 Possession: **Close of Escrow**  
 Unit#/Space#:  
 Zip: **92070** MapCode: **0409K9**  
 Community: **SANTA YSABEL**  
 Neighborhood: **Mataguay**  
 Complex/Park:  
 Cross Streets: **Hwy. 76**  
 Jurisdiction: **Unincorporated**  
 Water District: **OUT**  
 School District: **WARNER**

Media: 25 - VT: <http://www.property>

WalkScore



Lot Size: **2+ to 4 AC**  
 Acres: **3.700**

**REMARKS AND SHOWING INFO**

**Very unique and rarely available! A perfect weekend get-a-way, corporate retreat, or family residence for the artist, naturalist, or writer. 2.5 miles off HWY 79 in the picturesque Mataguay Valley. This historic adobe, which is in PERFECT condition, is situated on 3.68 groomed acres nestled under a canopy of giant coast live oak trees. Neighbors are very large land owners, so development nearby is highly unlikely for the foreseeable decades ahead. Includes APN# 195-050-17-00.**

Directions to Property: **Call list office. Do not call owner.**

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: **\$0.00** Paid:  
 HO Fees Include:

Other Fees: **\$0.00** Paid: Other Fees Type:  
 CFD/Mello Roos: **\$0.00** Paid: Est % of Owner Occupancy:  
 Total Monthly Fees: **\$0.00** Terms: **Cash, Seller May Carry**  
 Assessments:

**SITE FEATURES**

Approx # of Acres: **3.70** View: **Mountains/Hills** Parking Garage:  
 Approx Lot Sq Ft: **69696** Topography: **Level, Slope Gentle, Rolling** Parking Garage Spaces: **0**  
 Approx Lot Dim: Boat Facilities: Parking Non-Garage:  
 Lot Size: **2+ to 4 AC** Frontage Length: Parking Non-Garaged Spaces:  
 Lot Size Source: **Assessor Record** Frontage: Total Parking Spaces:  
 Water: **Well on Property** Land Use Code: Parking for RV:  
 Sewer/Septic: **Septic Installed** Add'l Land Use: Fencing: **Full**  
 Irrigation: Site: **Private Street**  
 Telecom: **Satellite Dish** Prop Restrictions: **None Known**  
 Residential Unit Loc: **Detached** Structures: **Out Buildings, Shed**  
 Units In Complex: Complex Features:  
 Animal Designator Code: **O**  
 Miscellaneous:

<b>MLS#: 110062147</b>	<b>28533 Highway 79 Rd</b>	<b>LP: \$269,000</b>
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**APPROX ROOM DIMENSIONS**

Living Room:	<b>20x20</b>
Dining Room:	<b>10x10</b>
Family Room:	<b>0x0</b>
Kitchen:	<b>10x10</b>
Breakfast Area:	
Master BR:	<b>10x10</b>
Bedroom 2:	
Bedroom 3:	
Bedroom 4:	
Bedroom 5:	
Extra Room 1:	
Extra Room 2:	
Extra Room 3:	

**INTERIOR FEATURES**

Stories	Sub-Flooring	Searchable Rooms
<b>1 Story</b>		<b>Breakfast Area</b>
Approx Living Space	Floor Coverings	<b>Family Room</b>
<b>1,000 to 1,499 Sqf</b>		
Source of Square Feet		
<b>Owner</b>		
Interior Walls	Fireplaces	
	<b>1</b>	
	Fireplace Location	
	<b>FP in Living Room</b>	

**BUILDING, COMPLEX AND EXTERIOR FEATURES**

Architectural Style	Elevator	Spa	Water Heater Type
<b>Other</b>	<b>N</b>		
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		<b>Electric</b>
Construction		Security	Laundry Location
<b>Built on Site</b>	Units in Bldg		<b>N/K</b>
Exterior	Exclusive Use Yard	Cooling	Equipment:
<b>Adobe</b>	<b>Y</b>	<b>N/K</b>	<b>Range/Oven, Shed(s)</b>
Roof	Patio		
<b>Composition</b>		Heat Source	
Guest House	Pool	<b>Wood</b>	
	<b>N/K</b>		
Entry Level Unit	Pool Heat	Heat Equipment	
3 Stairs/Steps to Entry		<b>Fireplace</b>	
<b>N</b>			

**MANUFACTURED/MOBILE HOME OPTIONS**

Lenght x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Tax Rolls:
Axles:	Skirting:		HCD433 Rec:
License #1:	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**

Prepared by: Emily Dreiling  
DRE Lic.#: CA 01792409

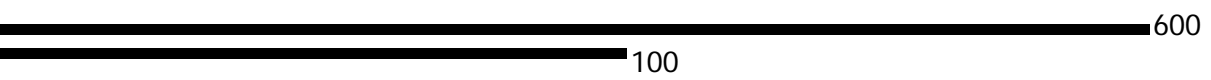
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Thursday, December 1, 2011  
5:45 AM



Google earth

feet  
meters



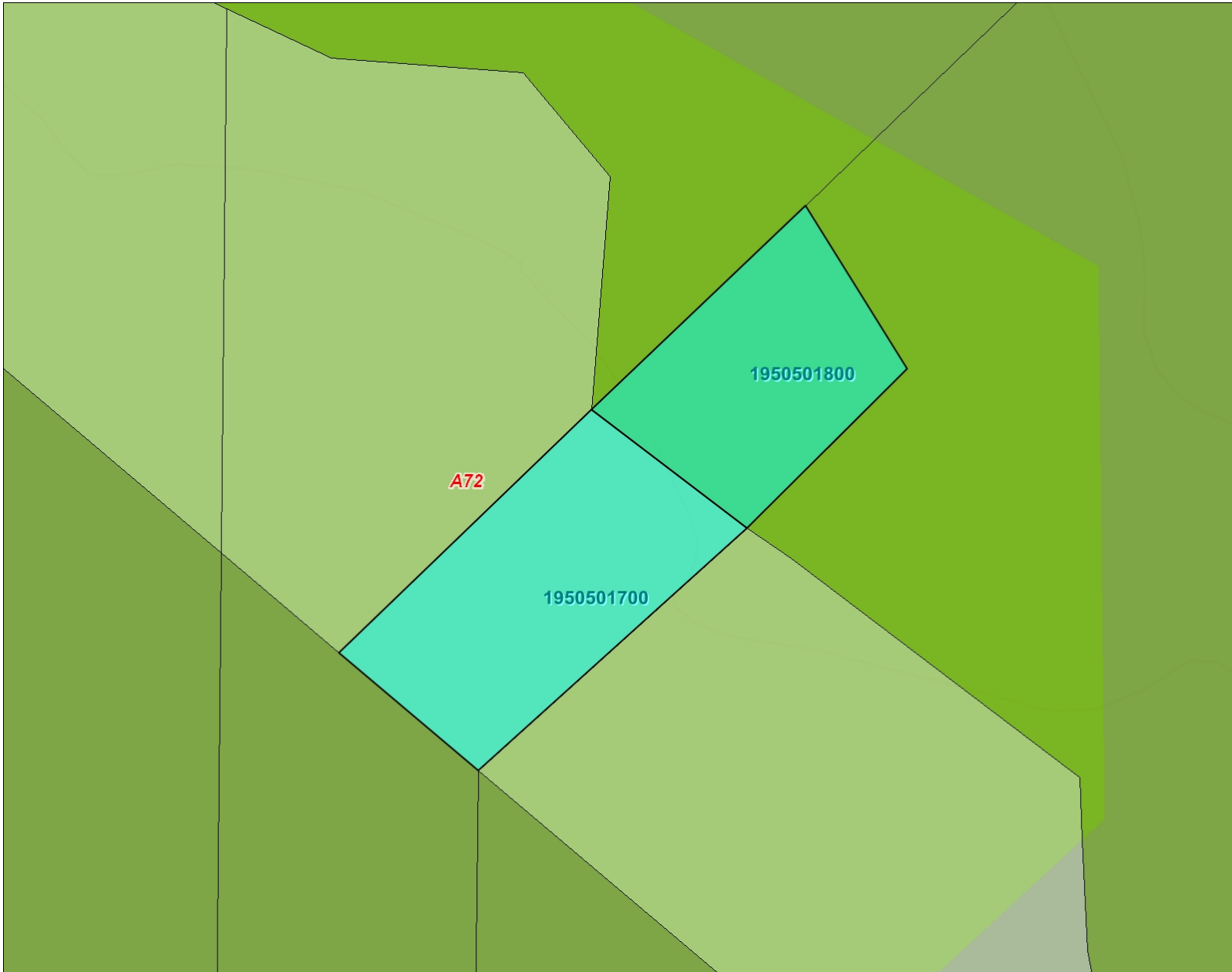


Google earth

feet  
meters



# Zoning and Property Information



## Legend

- Assessor Parcels
- General Plan - Aug 2011
  - Village Residential (VR-30), 30 du/£
  - Village Residential (VR-24), 24 du/£
  - Village Residential (VR-20), 20 du/£
  - Village Residential (VR-15), 15 du/£
  - Village Residential (VR-10.9), 10.9
  - Village Residential (VR-7.3), 7.3 du
  - Village Residential (VR-4.3), 4.3 du
  - Village Residential (VR-2.9), 2.9 du
  - Village Residential (VR-2), 2 du/ac
  - Semi-Rural Residential (SR-0.5), 1
  - Semi-Rural Residential (SR-1), 1 dt
  - Semi-Rural Residential (SR-2), 1 dt
  - Semi-Rural Residential (SR-4), 1 dt
  - Semi-Rural Residential (SR-10), 1 c
  - Rural Lands (RL-20), 1 du/20 ac
  - Rural Lands (RL-40), 1 du/40 ac
  - Rural Lands (RL-80), 1 du/80 ac
  - Specific Plan Area (residential dens)
  - Office Professional
  - Neighborhood Commercial
  - General Commercial
  - Rural Commercial
  - Limited Impact Industrial
  - Medium Impact Industrial
  - High Impact Industrial
  - Village Core Mixed Use
  - Public/Semi-Public Facilities
  - Public/Semi-Public Lands - Solid W
  - Public Agency Lands
  - Tribal Lands
  - Open Space (Recreation)
  - Open Space (Conservation)
- Historic General Plan
  - RESIDENTIAL 1 DU/1 2 4 ACRES

1:2,089



0.1 0 0.03 0.1 Miles

## Notes

9 - Zone map Postulka

## **A72 GENERAL AGRICULTURAL USE REGULATIONS**

### **2720 INTENT.**

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

### **2722 PERMITTED USES.**

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
  - Law Enforcement 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. 6268 (N.S.) adopted 4-14-82)

(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. 9101 (N.S.) adopted 12-8-99)

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

### **2723 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A72 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)

**2724 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A72 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

(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)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

**2725 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A72 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 Library Services
  - Major Impact Services and Utilities
  - Parking Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Agricultural and Horticultural Sales (all types)
  - Animal Sales and Services: Auctioning
  - Explosive Storage (see Section 6904)
  - Gasoline Sales

Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage  
Animal Waste Processing (see Section 6902)  
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. 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)  
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)