



PROPERTY REPORT

ADDRESS: 32339 Camino San Ignacio, Warner Springs, CA 92086

DESCRIPTION: This is an immaculate 3 bedroom, 3 full bathroom adobe home situated at the top of a 1.04 acre lot in the exclusive community of Los Tules. The entire home is spacious with an open floor plan. The windows capture the views to the Palomar Mountain Range and the San Jose Valley. The yard is fenced and landscaped and has a circular driveway for easy access. The 2 car garage is attached and parallels a carport for more parking area. The Los Tules community is supplied water from its' very own Water Company. This is a valued and appreciated commodity. The community neighbors the Historic Warner Springs Ranch.

PRICE: \$489,000

APN: 137-030-11-00

MLS: 110033252

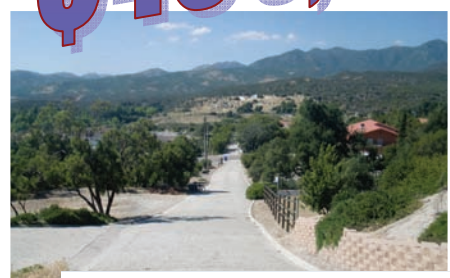
CONTACT: Maya Streamer 760-668-2825 Cell; MStreamer@hotmail.com Email

Exclusive Los Tules Community

32339 Camino San Ignacio, Warner Springs, CA 92086



\$489,000



This is an immaculate 3 bedroom, 3 full bathroom adobe home situated at the top of a 1.04 acre lot. The unforgettable views of the San Jose Valley and the Palomar Mountain Ranges are revealed by every window facing the south and the west. Throughout the home it is very spacious with vaulted knotty pine ceilings and an open floor plan. The kitchen is clean and complete with plenty of storage and counter space. There is a garage and a carport for plenty of parking space. The driveway is circular which allows for easy in and out access. The yard is fenced and landscaped which is perfect for the family pet. The new items adding quality to the home include windows and a brand new propane heating/cooling system. The Los Tules Community boasts abundant water which is supplied by its very own Los Tules Mutual Water Company. Each owner of a lot in Los Tules is a shareholder in the company. Come enjoy a clean, healthy lifestyle in the best kept secret of San Diego's rural area.



DRE# 01868333

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Santa Ysabel, CA 92070

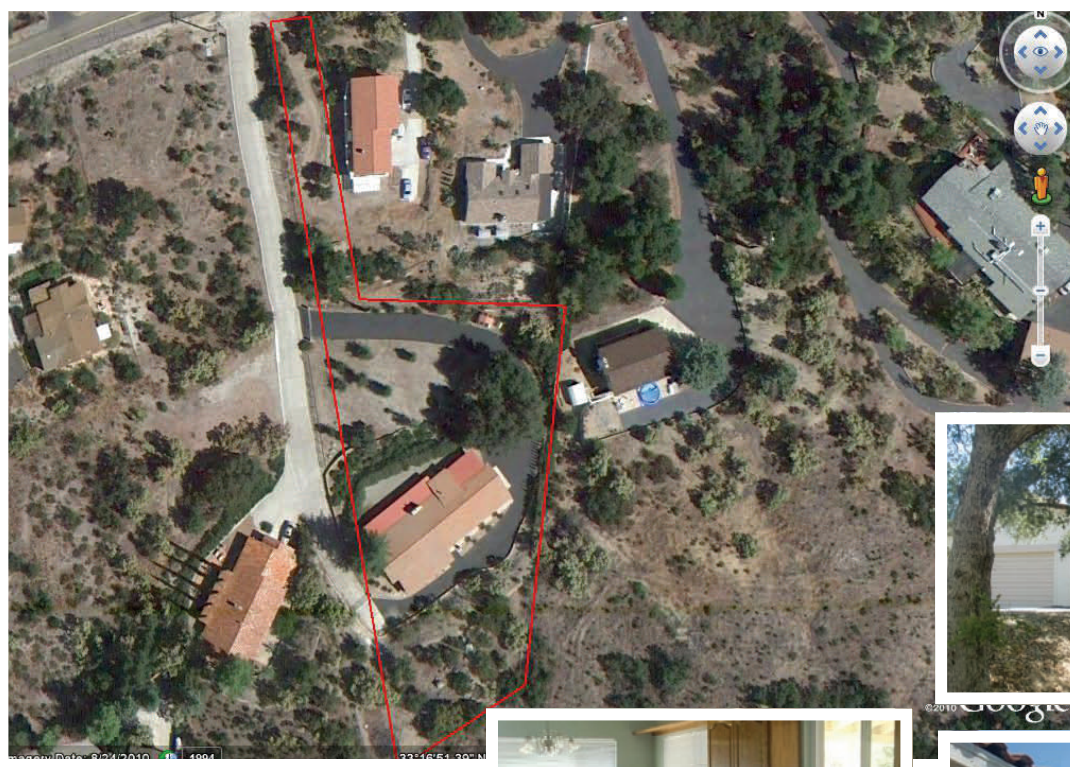
MStreamer@hotmail.com

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We Know The Back Country!

APN # 137-030-13-00



Los Tules Community

The Los Tules community is located one hour and 30 minutes from downtown San Diego. Local commerce is only 35- 45 minutes to Ramona or Temecula. Los Tules consists of 122 lots, most developed, a few waiting to be developed. It neighbors the Historic Warner Springs Ranch which offers dining, cantina, golf, hot mineral pool and/or cold pool, tennis, equestrian, glider port/ airport and other recreational opportunities. There are many hiking /riding trails nearby, including the Pacific Crest Trail and The California Riding and Hiking Trail. This is a viable area of clear skies, clean air, fresh water, four seasons and undeveloped land. The quality of living is unsurpassable. Call for an appointment to view the home and the community.

"We Know The Back Country!"



Media: 25

Lot Size: 1+ to 2 AC

Acres: 1.04

DetachedStatus: **Active**LP: **\$489,000**MLS #: **110033252**

Sales

Orig.Price: **\$489,000**APN: **137-030-11-00**

Price:

List Date: **06/08/2011**MT: **6**Ownership: **Fee Simple**AMT: **6**Address: **32339 Camino San Ignacio St**City: **Warner Springs, CA**

Possession:

Bedrooms: **3**Full Baths: **3**

Unit#/Space#:

Optional BR:

Half Baths: **0**Zip: **92086** MapCode: **0409K7**Total BR: **3**Total Baths: **3**Community: **WARNER SPRINGS**Est.SqFt: **2,680**

Zoning:

Neighborhood: **Los Tules**Year Built: **1974**Pets: **Yes**

Complex/Park:

Age Restrictions: **N/K**Cross Streets: **Hwy 79**Sign on Property: **Y**

Jurisdiction:

Water District: **LTM**School District: **WARNER****REMARKS AND SHOWING INFO**

This 3 bedroom, 3 bathroom adobe is situated on 1.04 acres and offers an open floor plan with vaulted ceilings. The bedrooms are oversized with each one having its own complete bathroom. The livingroom combines with the greatroom which offers a huge area for entertaining! Windows throughout the house capture the panoramic views of Palomar Mountain and the San Jose Valley. The kitchen is clean and complete with plenty of storage and counter space. There is a breakfast nook with more views. See Supp.Remark

Directions to Property:

Mandatory Remarks: , **None Known****FEES, ASSESSMENTS AND TERMS**H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$90.00/None Known** Paid: **Quarterly**Other Fees Type: **Other/Remarks**CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**Terms: **Cash, Conventional**

Assessments:

SITE FEATURESApprox # of Acres: **1.04**View: **Golf Course, Panoramic, Mountains/Hills**Parking Garage: **Attached**

Approx Lot Sq Ft:

Topography: **Level, Slope Gentle, Slope Steep**Parking Garage Spaces: **6**

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage:

Lot Size:

1+ to 2 AC

Frontage Length:

Parking Non-Garaged Spaces:

Lot Size Source: **Assessor Record**

Frontage:

Total Parking Spaces:

Water: **Meter on Property**

Land Use Code:

Parking for RV: **On-Site Parking**Sewer/Septic: **Septic Installed**

Add'l Land Use:

Fencing: **Full**

Irrigation:

Site:

Telecom:

Prop Restrictions: **None Known**Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

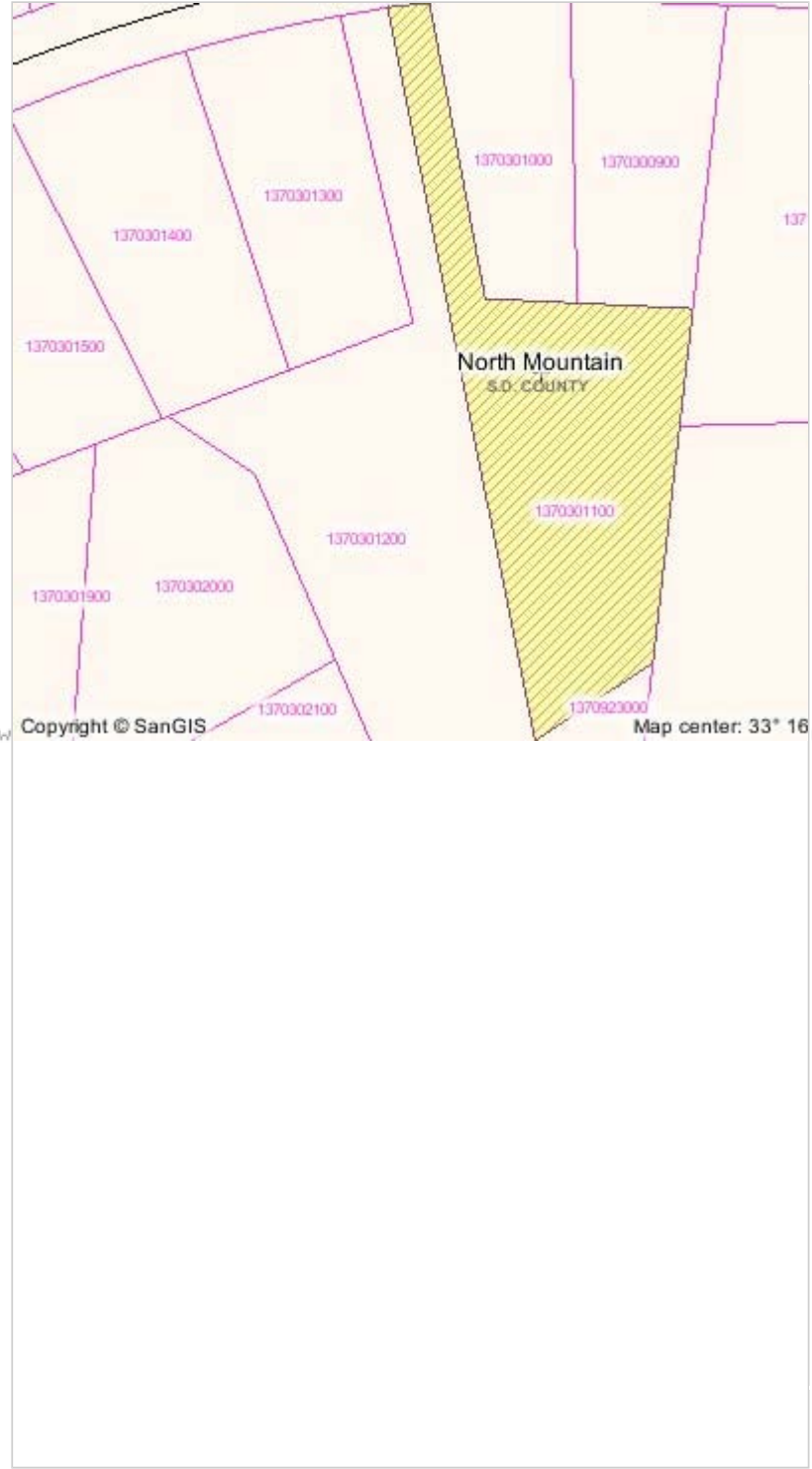
Animal Designator Code:

Miscellaneous:



Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 137-030-11-00 Profile:

[Print Report](#)

ZONING

Use Reg RR1
 Animal Reg J
 Density 1
 Lot Size 1AC
 Bldg Type C
 Max Floor -
 Area -
 Floor Area -
 Ratio -
 Height G
 Lot -
 Coverage -
 Set Backs D
 Open Spaces-
 Special Regs-
 Regional Cat CT & RDA
 General Plan1
 Plan Area North Mountain
 Plan Group

GEOCODES

Circulation Element ABUTS CIRCULATION ELEMENT
 Gis Earthquake Zone WITHIN 50 FT OF AN ALQUIST-PRIOLO FAULT
 Gis Earthquake Zone WITHIN 50 FT OF ALQUIST-PRIOLO EQ FAULT
 Local Park Planning Area PALOMAR-JULIAN
 Tax Rate Area TAX RATE AREA 98000
 Unified School District UNIFIED WARNER
 Watershed Warner Hydrologic Sub Area

Scale: 1: 1,615



Map Tool: Select Property



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)

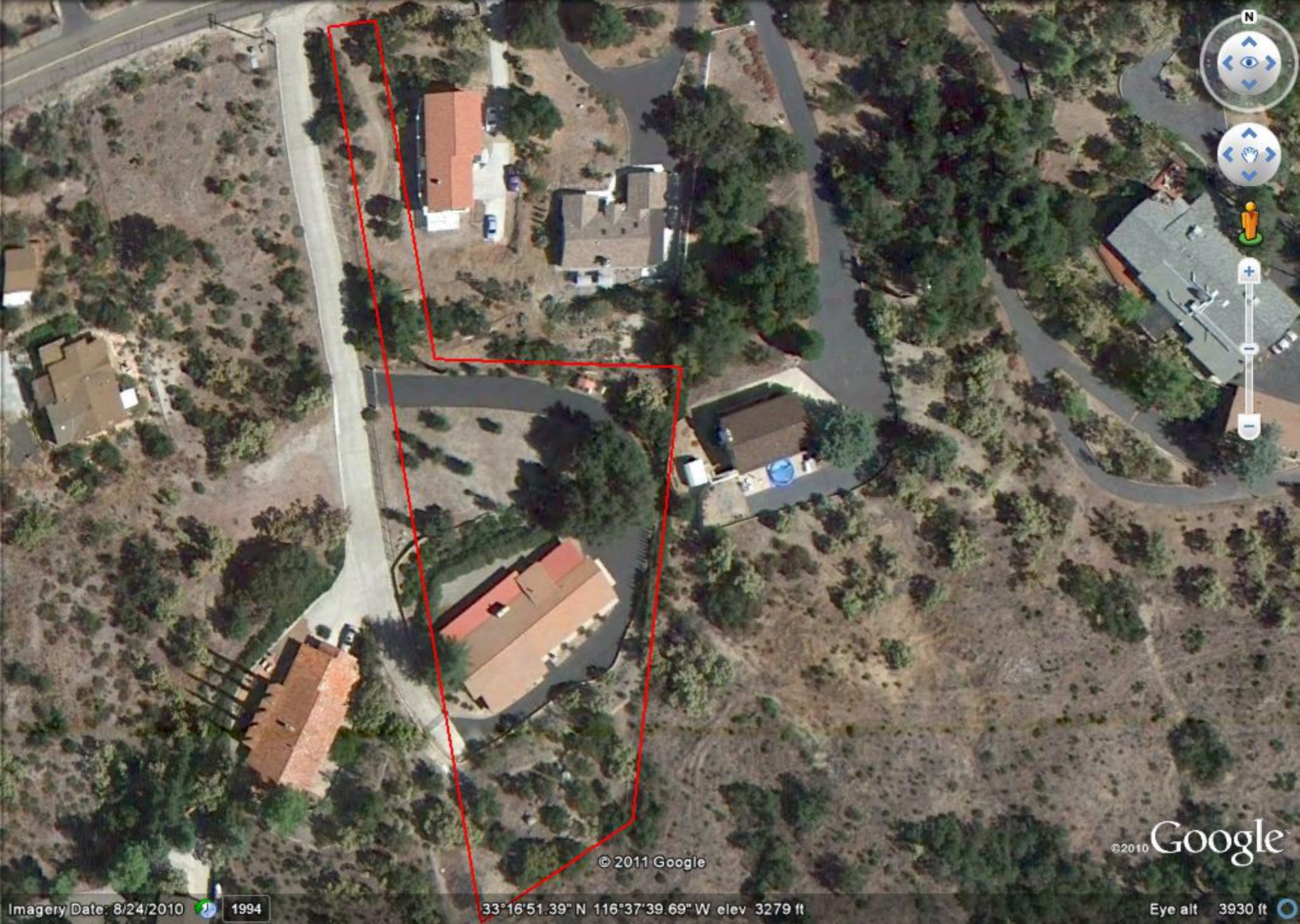
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(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)



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Imagery Date: 8/24/2010 1994

33°16'51.39" N 116°37'39.69" W elev 3279 ft

Eye alt 3930 ft