



PROPERTY REPORT

ADDRESS: 35109 Highway 79 SPC# 141, Warner Springs, CA 92086

DESCRIPTION: This 3 bedroom 2 bathroom, 1,529 sqf. home is located in Stone Ridge Estates which is an exclusive community for those 55 and better. Enjoy your endless views of Cleveland National Forest, Warner Springs Valley, fresh air, star filled nights, quiet mornings, brisk walks and so many activities within the community. 40 min. drive to Temecula for amenities.

PRICE: \$150,000

APN: 114-150-50-18

MLS: 100044523

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

Stone Ridge Estates

35109 HWY 79 SPC 141 Warner Springs



Stone Ridge Estates is an exclusive community for those 55 and better. Surrounded by Cleveland National Forest, this home offers views for miles, fresh air, relaxation, community activities, shopping and healthcare amenities only 40 minutes to Temecula. This home is pristine and in perfect condition inside and out. Trek deck for star gazing and entertaining. Low maintenance yard including a detached garage and a fenced lot for the dogs or cats that are welcome here.

\$150,000



CREB# 01868333

MAYA
RANCHES • HOMES
LOTS • LOANS
760-668-2825

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

MStreamer@hotmail.co

Www.DONN.com



We Know the Up Country

Assessors Parcel Number (APN)

114-150-50-18





Media: 25

Lot Size: 1-3,999 SF
Acres:**Manufactured Home**

MLS #: 100044523

APN: 114-150-50-18

Address: [SPC 141 Lupine St](#)

City: Warner Springs, CA

Bedrooms: 3

Optional BR:

Total BR: 3

Est.SqFt: 1,529

Year Built: 2002

Age Restrictions: 55 and Up

Sign on Property: Y

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

Full Baths: 2

Half Baths: 0

Total Baths: 2

Zoning:

Pets: **Allowed**

w/Restrictions

LP: ↓ \$150,000

Orig.Price: \$190,000

List Date: 07/20/2010

MT: 241

AMT: 237

Possession: **Close of Escrow**

Unit#/Space#:

Zip: 92086 MapCode: 0409J6

Community: **WARNER SPRINGS**Neighborhood: **Sunshine Summit**Complex/Park: **Stoneridge Estates**Cross Streets: **Agape**

Jurisdiction:

Water District:

School District:

REMARKS AND SHOWING INFO

This lovely home sits overlooking the valley of Warner Springs, views of mountain ranges and Cleveland National Forest. Ready to move in, pristine condition inside and out. 3 bedroom, 2 bath, cozy floor plan with lots of light. The land conveys! Detached garage, spacious Trek deck for star gazing and entertaining, a fenced in yard for the dogs or cats. Stone Ridge is an exclusive community for 55 and better. Enjoy the amenities the Estate has to offer such as a 5,000sq clubhouse, pool/spa, social activities...ect..

Directions to Property: 79 south from Temecula is approx. 40 miles. Turn left on Alder Street at Stone Ridge Estates. Take Rt on Lupine, 2nd home #141.

Mandatory Remarks: , None Known

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$210.00/Month Paid: Monthly

HO Fees Include: Common Area Maintenance, Trash Pickup, Water

Other Fees: \$0.00

Paid:

Other Fees Type:

CFD/Mello Roos: \$0.00

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: \$210.00

Terms: Cash, Conventional, Seller May Carry, Lease Option

Assessments:

SITE FEATURES

Approx # of Acres:

View: **Mountains/Hills, Valley/Canyon**Parking Garage: **Detached**

Approx Lot Sq Ft:

Topography: **Slope Gentle**

Parking Garage Spaces: 1

Approx Lot Dim:

Boat Facilities:

Parking Non-Garage:

Lot Size: 1-3,999 SF

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: **Gated**

Sewer/Septic: Sewer Connected

Add'l Land Use:

Fencing: **Full, Gate**

Irrigation:

Site:

Telecom:

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

Structures:

Units In Complex:

Complex Features:

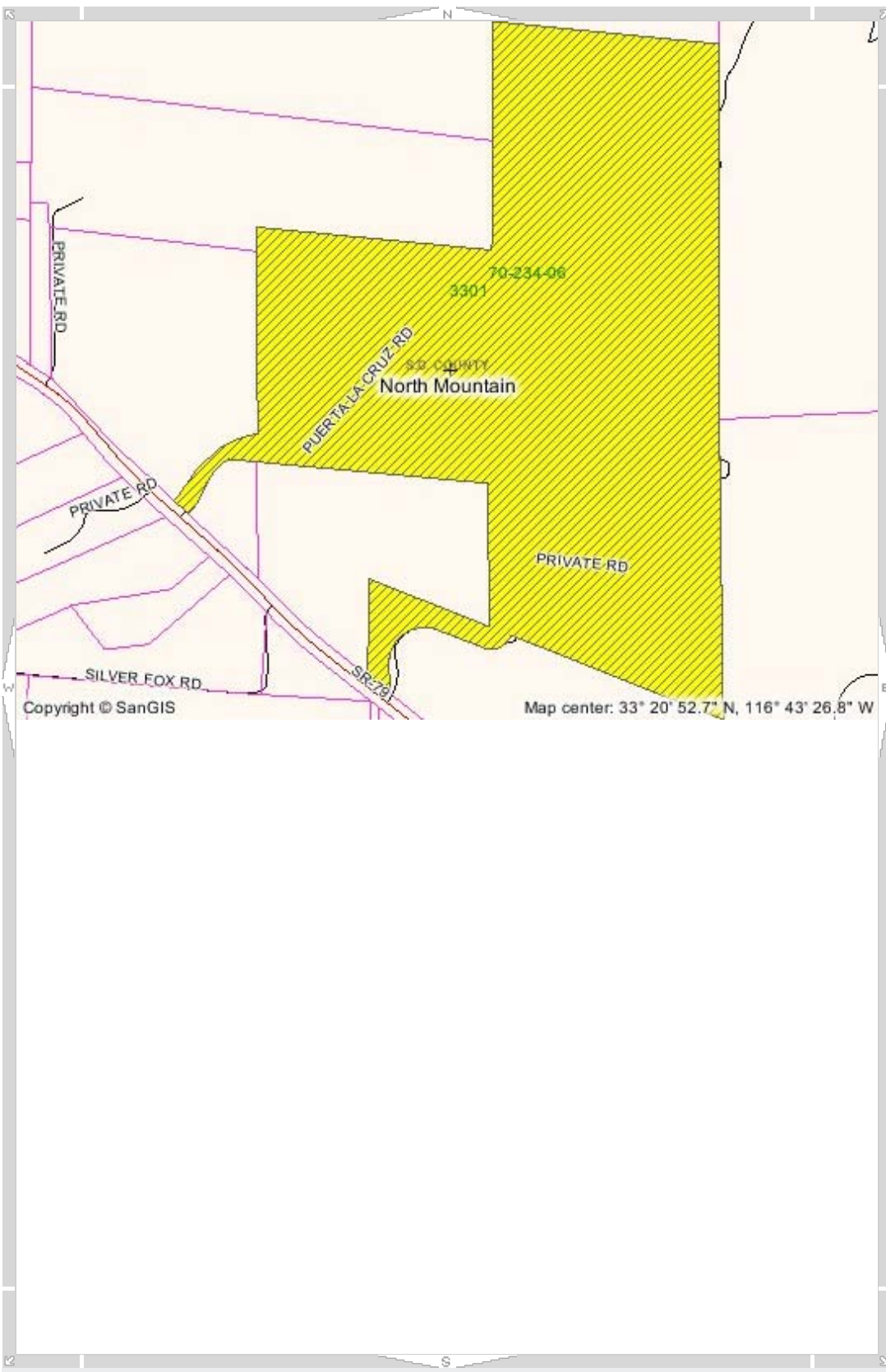
Animal Designator Code:

Miscellaneous:



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 114-150-50-18 Profile:

ZONING

Use Reg	RMH1
Animal Reg	Q
Density	1
Lot Size	6000
Bldg Type	A
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	J
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	NORTH MOUNTAIN
Plan Group	NORTH MOUNTAIN

GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Tax Rate Area	TAX RATE AREA 98000
Unified School District	UNIFIED WARNER
Watershed	Warner Hydrologic Sub Area
Wetlands	CONTAINS WETLANDS

2163

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2164 USES SUBJECT TO MINOR USE PERMIT.

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

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2165 USES SUBJECT TO MAJOR USE PERMIT.

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

a. Civic Use Types.

Administrative 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
Parking Services
Postal Services
Religious Assembly

b. Extractive Use Types.

Site Preparation

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2166 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS.

The following use types are permitted by the RMH Use Regulations if approved by a major use permit as part of a Planned Development which has

the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
 Agricultural and Horticultural Sales (all types)
 Automotive and Equipment: Parking
 Business Support Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Medical Services
 Participant Sports and Recreation (all types)
 Personal Services, General
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited

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

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2168 SPECIAL PROVISIONS: RMH USE REGULATIONS.

The following are permitted by the RMH Use Regulations prior to establishment of mobilehome residential uses.

- a. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.
- b. An Administrative Permit may be granted by the Director to authorize alteration or expansion of existing structures, or erection of accessory structures, if such construction does not hinder the eventual development of the property for Mobilehome Residential uses.

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

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

RMH# MOBILEHOME RESIDENTIAL USE REGULATIONS

(# - Number which denotes approximate dwelling units per acre.)

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

2160 INTENT.

The provisions of Sections 2160 through 2168, inclusive, shall be known as the RMH Mobilehome Residential Use Regulations. These regulations are intended to create and preserve areas for Mobilehome Residential uses; and to avoid the economic and social dislocations, and reduction of housing stock resulting from conversion of mobilehome parks to other uses. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public services are available and where it is appropriate to create a permanent mobilehome residential area and maintain such area once developed. Various applications of the RMH Use Regulations with appropriate development or special area designators can create a low density, rural mobilehome environment, a traditional urban mobilehome park, or mobilehome subdivisions.

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

2162 PERMITTED USES.

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

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

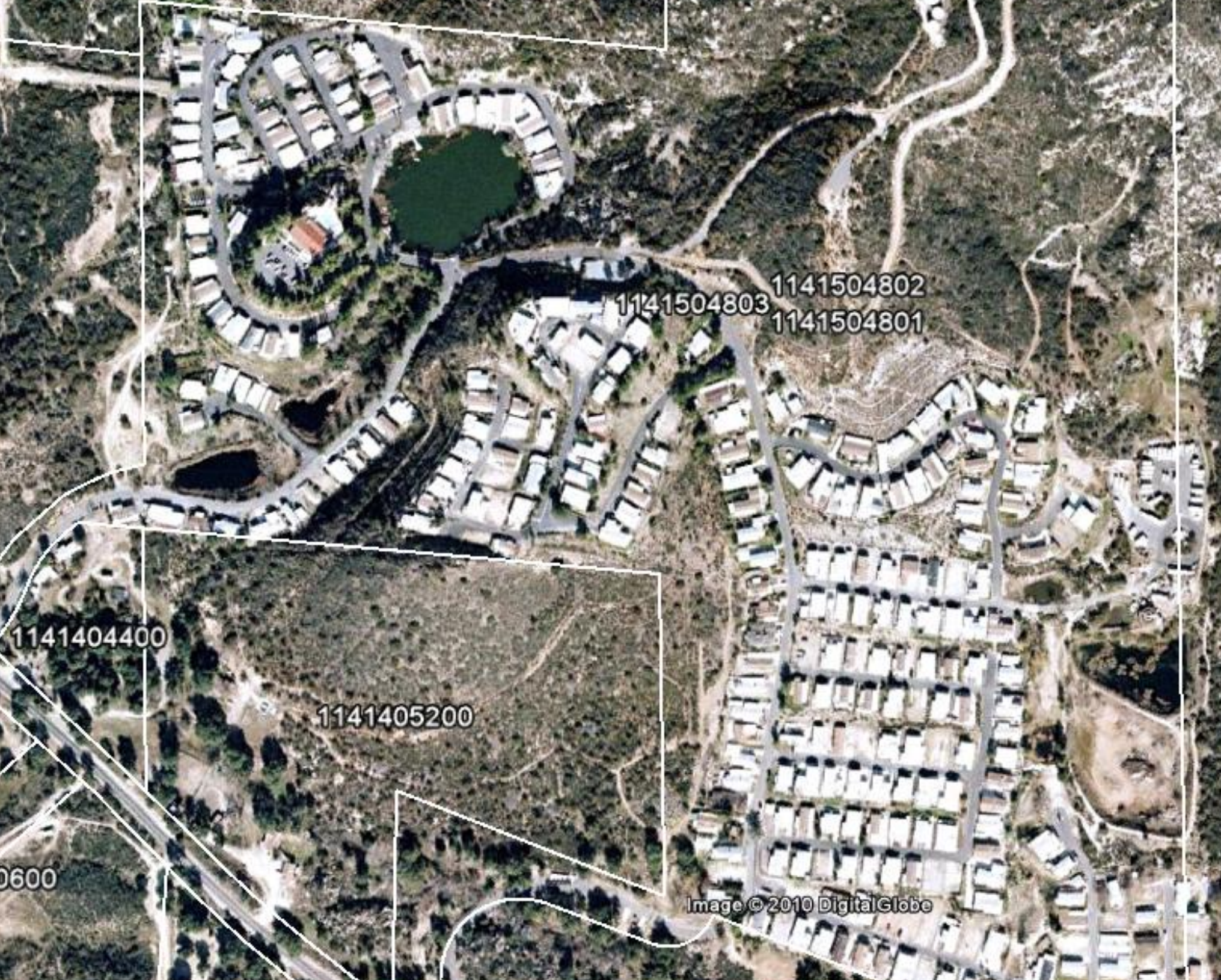
Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2163 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RMH 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.

1141500600



1141504803
1141504802
1141504801

1141404400

1141405200

00600

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Imagery Date: Jan 31, 2006 114140500

33°20'50.01" N 116°43'19.81" W elev 0 ft

Eye alt 3594 ft