



# **PROPERTY REPORT**

**ADDRESS:** 36247 Hwy 79, Warner Springs, CA 92086

**DESCRIPTION:** This newer single level ranch style manufactured home is situated on nearly 6 acres overlooking Dodge Valley to the north and Palomar Mountain to the west. The home features 4 private bedrooms and 3 bathrooms in over 3,000 square feet of open living space.

**PRICE:** \$ 9,000

**APN:** 114-080-35-00

**MLS:** 100013109

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

# SUNSHINE SUMMIT RANCHETTE



## 5.85 ACRE RANCHETTE

Located in the Sunshine Summit community of Warner Springs in San Diego County. This newer single level ranch style manufactured home is situated on nearly 6 acres overlooking Dodge Valley to the north & Palomar Mountain to the west. The home features 4 private bedrooms & 3 bathrooms in over 3,000 sq feet of open living space. This is the perfect property for a weekend get-a-way or a full time residence for people desiring country living close to the city.

# \$4; 9,000



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CREB# 01109566

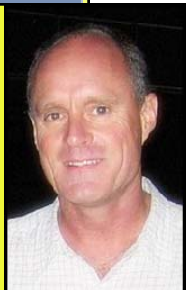
**DONN BREE**  
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**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

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*We Know The Back Country!*



# Assessor's Parcel Numbers 114-080-35-00





Media: 16  
 Lot Size: 4+ to 10 AC  
 Acres: 5.85

**Manufactured Home**

MLS #: 100013109

APN: 114-080-35-00

Address: [36247 Highway 79](#)

City: Warner Springs, CA

Bedrooms: 4

Optional BR: 1

Total BR: 5

Est.SqFt: 3,040

Year Built: 2005

Age Restrictions: N/K

Sign on Property: Y

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

Full Baths: 3

Half Baths: 1

Total Baths: 4

Zoning: R1

Pets: Yes

LP: ↓ \$299,000

Orig.Price: \$349,000

List Date: 03/03/2010

MT: 380

AMT: 380

Possession: **Close of Escrow**

Unit#/Space#:

Zip: 92086 MapCode: 1034E6

Community: **WARNER SPRINGS**

Neighborhood: Warner Springs

Complex/Park: none

Cross Streets: Chihuahua Valley Rd

Jurisdiction: **Unincorporated**

Water District:

School District: WARNER

**REMARKS AND SHOWING INFO**

This 5.85 acre ranchette is located in the Sunshine Summit community of Warner Springs in San Diego County. Situated in a beautiful valley between the Palomar and Aguanga mountain ranges, this usable parcel & 5yr old home is a scenic 30 min drive south from Temecula, or a 1 hr drive north of the San Diego metropolitan area into Southern California's picturesque backcountry mountains. This is the perfect property for a weekend get-a-way or a full time residence for people desiring country living.

Directions to Property: I15 to HWY 79 S 28 miles to Chihuahua Valley Rd. 1st driveway on left past Chihuahua Valley Rd

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, Conventional**

**SITE FEATURES**

Approx # of Acres: 5.85

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: 4+ to 10 AC

Lot Size Source: Title Company

Water: Well on Property

Sewer/Septic: Septic Installed

Irrigation:

Telecom:

Residential Unit Loc: Detached

Units In Complex:

Animal Designator Code:

Miscellaneous:

View:

Topography: Slope Gentle

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use: Ranch/Farm

Site:

Prop Restrictions: None Known

Structures: Shed, Out Buildings

Complex Features:

Parking Garage:

Parking Garage Spaces: 0

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: Partial, Gate

MLS#: 100013109

36247 Highway 79

LP: \$349,000

**APPROX ROOM DIMENSIONS**

Living Room: **23x12**  
 Dining Room: **14x22**  
 Family Room: **15x13**  
 Kitchen: **10x15**  
 Breakfast Area: **14x14**  
 Master BR: **25x13**  
 Bedroom 2: **12x13**  
 Bedroom 3: **12x13**  
 Bedroom 4: **15x13**  
 Bedroom 5:  
 Extra Room 1: **15x12**  
 Extra Room 2:  
 Extra Room 3:

**INTERIOR FEATURES**

Stories	Sub-Flooring	Searchable Rooms
<b>1 Story</b>		<b>Dining Room</b>
Approx Living Space	Floor Coverings	<b>Family Room</b>
<b>3,000 to 3,999 Sq</b>	<b>Laminate</b>	<b>Master Retreat</b>
Source of Square Feet		<b>Office</b>
<b>Assessor Record</b>		<b>Storage Room</b>
Interior Walls	Fireplaces	<b>Breakfast Area</b>
<b>Drywall</b>		
	Fireplace Location	

**BUILDING, COMPLEX AND EXTERIOR FEATURES**

Architectural Style	Elevator	Spa	Water Heater Type
<b>Other</b>			<b>Propane</b>
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		<b>Propane</b>
Construction		Security	Laundry Location
<b>Manufactured/Mobile Home</b>	Units in Bldg		<b>Laundry Room</b>
Exterior	Exclusive Use Yard	Cooling	Equipment which Transfers
<b>Other/Remarks</b>	<b>Y</b>	<b>Central Forced Air</b>	<b>Microwave, Range/Oven, Shed(s)</b>
Roof	Patio		
<b>Composition</b>	<b>Deck</b>	Heat Source	
Guest House	Pool	<b>Propane</b>	
<b>Detached</b>	<b>N/K</b>		
Entry Level Unit	Pool Heat	Heat Equipment	
3 Stairs/Steps to Entry		<b>Forced Air Unit</b>	

**MANUFACTURED/MOBILE HOME OPTIONS**

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl: <b>Y</b>	Space Rent:
Axles:	Skirting:		HCD433 Rec: <b>"A" Recorded</b>
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**

This newer single level ranch style manufactured home is situated on nearly 6 acres overlooking Dodge Valley to the north and Palomar Mountain to the west. The home features 4 private bedrooms and 3 bathrooms in over 3,000 square feet of open living space. There are additional outbuildings on the property, including a separate septic system on the site of the ancestral home on this property. The home is on a private well and septic system.

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

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Friday, March 05, 2010  
 04:40 PM



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Imagery Date: Jan 31, 2006

33°22'11.24" N 116°44'46.05" W elev 3198 ft

Eye alt 3918 ft



1140803200

1140910600

1140910800

1140910700

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1140803400

Chihuahua Valley Rd

1140911200 1140911100

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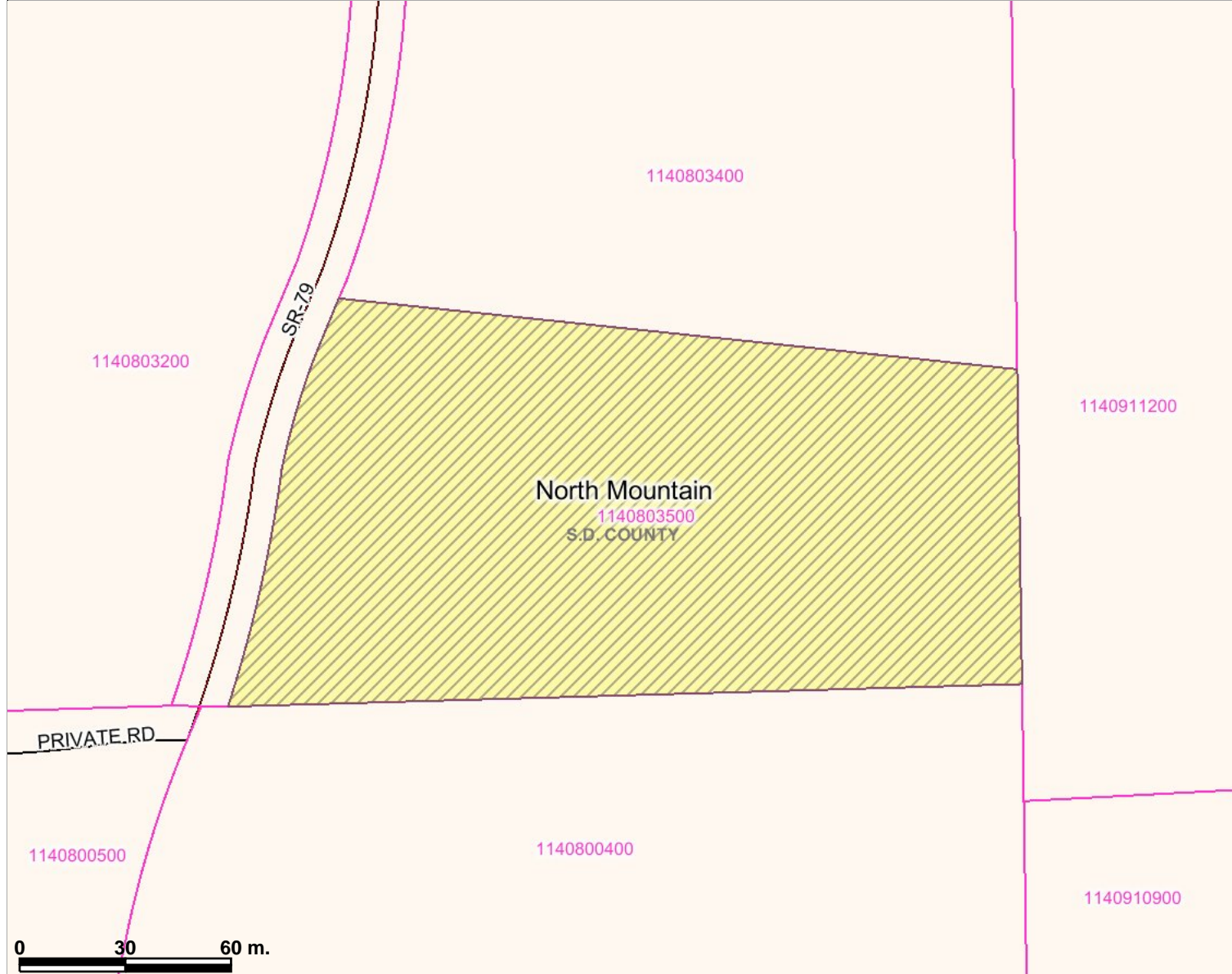
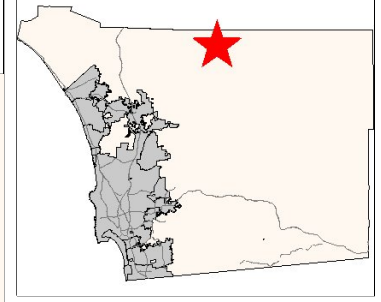
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Imagery Date: Jan 31, 2006

1140803500 33°22'11.91" N 116°44'41.26" W elev 3204 ft

Eye alt 6213 ft

# Langill



## Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Discretionary Permit Labels**
- Discretionary Applications**
- ▲ Done
- Open
- X Cancelled/Expired/Void
- ? Unknown
- . Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- Incorporated Areas**
- S.D. COUNTY
- Other



Scale: 1:1,755

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## Parcel Profile Results

APN 114-080-35-00 Profile:

### ZONING

Use Reg	S92
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

Circulation Element	ABUTS CIRCULATION ELEMENT
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 98000
Unified School District	UNIFIED WARNER
Watershed	Previtt Canyon Hydrologic Sub Area

## **S92 GENERAL RURAL USE REGULATIONS**

### **2920 INTENT.**

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are Intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

### **2922 PERMITTED USES.**

The following use types are permitted by the S92 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

(Added by Ord. 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. 9101 (N.S.) adopted 12-8-99)

### **2923 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the S92 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. 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 or Large "2"
  - Recycling Processing Facility, Wood and Green Materials "3"

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

#### 2925 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S92 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

(Added 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)

#### 2926 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 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

- Parking 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.
  - 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)

(Added 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 4-25-64)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)