



PROPERTY REPORT

ADDRESS: 16011 Eucalyptus Heights Road, Poway, CA 92064

DESCRIPTION: WELCOME TO POWAY —” The City in the Country!”

Conveniently located just off of Poway Road, lies 10.22 acres in the beautiful countryside of Poway! Undoubtedly, one of the more luxurious cities in San Diego county, this home site has magnificent views and represents an enormous opportunity, with a fresh and wonderful canvas to build your dream home right here in the incredible city of Poway! Horses are permitted, and **2 potential home sites with a 2003 Environmental Study and Site Conceptual Grading Plan have been completed.** Commanding views of the city lights in the distance and unobstructed views of the surrounding blue skies during the day, and starry filled nights are an added bonus! **Seller may consider financing with acceptable offer.**

PRICE: \$359,000

APN: 321-111-14-00

MLS: 170005184

CONTACT: Donn Bree; Donn@Donn.com; 800-371-6669 office; www.Donn.com

10+ Acres in Beautiful Poway

"The City in the Country"



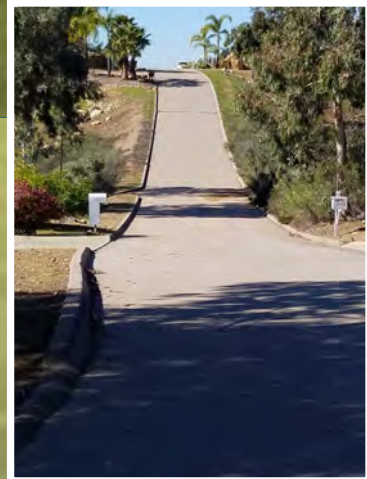
\$359,000



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CREB# 01109566

NMLS# 243741



RED HAWK REALTY

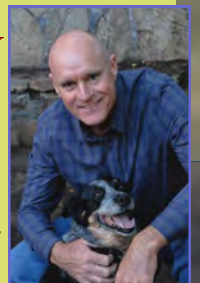
Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

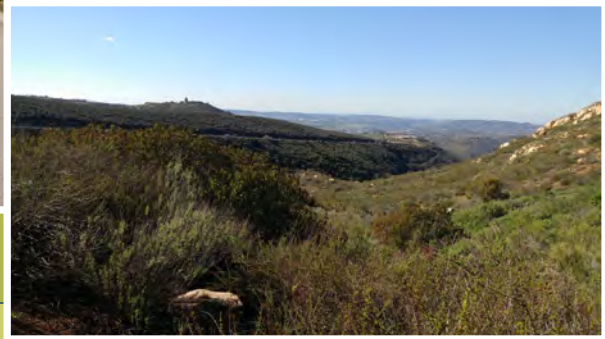
Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN: 321-111-1400



of the surrounding blue skies during the day, and starry filled nights! As one would imagine, this pristine neighborhood undoubtedly speaks for itself, with high end homes in the immediate area. Wonderfully located near I-15 Interstate and just under 30 minutes from downtown San Diego, this property is a PRIME location with all of the incredible city conveniences close by, yet with the hometown feel of living in the country! Poway is bustling with things to do, with popular outdoor activities for the **outdoor enthusiast**, such as the ever popular hiking trails at *Mt Woodson*, *Iron Mountain*, or relaxing and soaking up the sun, fishing at *Lake Poway*. **For the indoor enthusiast? Take your pick!** *Westfield North County* is just 15 minutes away, and every restaurant and store imaginable is just a stones throw away! **More importantly**, just recently in an article by *Wallethub*, **Poway made the list of the top 20 best California municipalities in which to raise a family—ranking 17 out of 240 cities!** Indisputably, this property and its location sells itself—WELCOME HOME TO POWAY!



“We Know The Back Country!”

**LN**MLS #: **170005184**APN: **321-111-14-00**Addr: **16011 Eucalyptus Heights Rd. 0**City,St: **Poway, CA**Zip: **92064**Lot Size: **10+ to 20 AC**Lot Size Source: **ASOREC**

Lot SqFt Approx:

Community: **POWAY**Neighborhood: **Poway**

Complex:

Restrictions: **Call Agent**Status: **ACTIVE**Short Sale: **No**Lot #: **0**List Price: **\$359,000**Original Price: **\$359,000**

Sold Price:

List Date: **1/30/2017**Modified Date: **2/6/2017**

COE Date:

DOMLS **6**MT **7**

LP/SqFt:

SP/SqFt:

Land Use Code:

Zoning:

Additional Property Use: **ORMKS**Development: **N/K**Highest Best Use: **Multi-Dwelling, Ranch, Residential**Age Restrictions: **N/K**View: **City, Evening Lights, Mountains/Hills,**Pool: **N/K**

Virtual Tour Link

[Schedule a Showing](#)MandRem **None Known**Listing Type **ER****REMARKS AND SHOWING INFO**

WELCOME TO POWAY – "The City in the Country!" Conveniently located just off of Poway Road, lies 10.22 acres in the beautiful countryside of Poway! 2 potential home sites with a 2003 Environmental Study and Site Conceptual Grading Plan have been completed. Undoubtedly, one of the more luxurious cities in San Diego county, this home site has magnificent views and represents an enormous opportunity, with a fresh and wonderful canvas to build your dream home right here in the incredible city of Poway!

Conf. Remarks:

Cross Streets: **Mina de Oro Rd.**

Map Code:

CBB%: **3.50**

CBB\$:

Directions To Property:

Showing Instructions:

Occupied: **CLA**

Occupant:

Occupant Phone:

Lockbox:

Listing Agent: **Donn Bree - Home: 800-371-6669**2nd Agent: **Meriah Druliner - Agent: 760-420-5131**Listing Office: **Chameleon/Red Hawk Realty - Office: 800-371-6669**BRE License#: **01078868**Broker ID: **15575**Fax: **Fax: 888-511-1310**

Off Market Date:

Close of Escrow:

Financing:

Concessions:

Selling Agent:

SA BRE#

Sale Price:

Selling Office:

Exp Date: **12/31/2017**HO Fee Includes: **Other/Remarks**

Home Owner Fees:

Paid:

Other Fees: **0.00**

Paid:

CFD/Mello-Roos: **0.00**

Paid:

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type: **N/K**

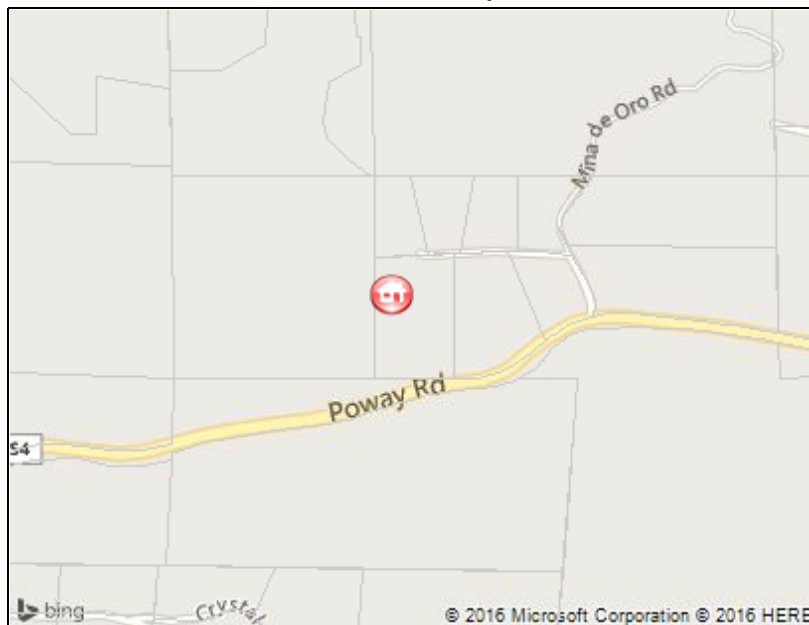
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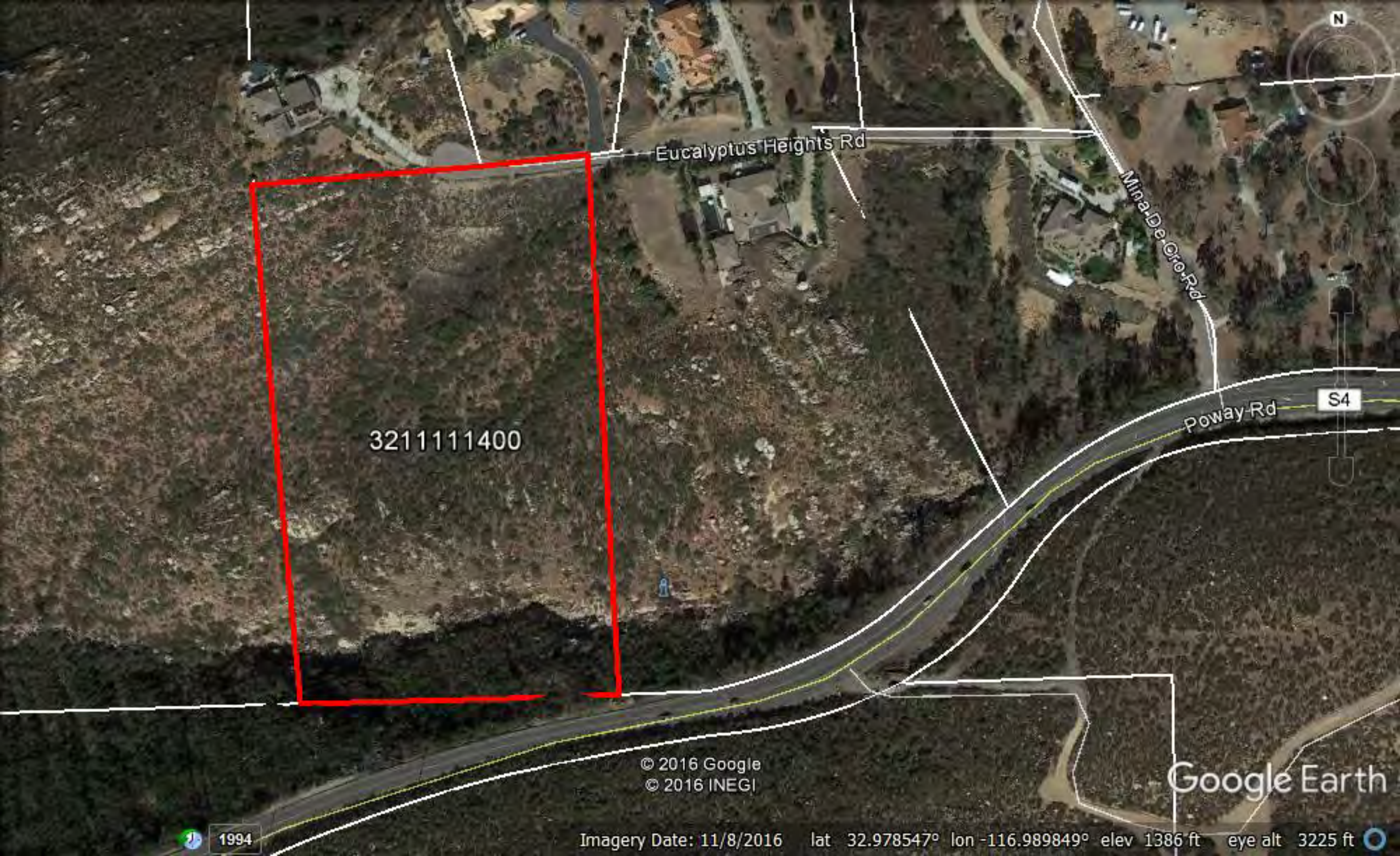
Prop Mgmt Co:

Prop Mgmt Ph:

Cmplx Feat: **N/K**Fencing: **N/K**Frontage: **Other/Remarks**Irrigation: **N/K**Miscellaneous: **Horse Allowed, Value in Land**Prop. Restrictions Known: **Other/Remarks**Site: **Cul-De-Sac**Structures: **Other/Remarks**Terms: **Cash, Conventional, Other/Remarks**Topography: **Level, Rolling**Utilities Available: **Other/Remarks**Utilities to Site: **Other/Remarks**Water: **Other/Remarks**Sewer/Septic: **Other/Remarks**

2 potential home sites with commanding views of the city lights in the distance and unobstructed views of the surrounding blue skies during the day, and starry filled nights! Seller may finance with acceptable offer.

Wtr Dist: **CITY OF POWAY**School District: **Poway Unified**



Eucalyptus Heights Rd

Mina De Oro Rd

Poway Rd

S4

3211111400

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Google Earth



1994

Imagery Date: 11/8/2016 lat 32.978547° lon -116.989849° elev 1386 ft eye alt 3225 ft

ZONING – CITY OF POWAY

• Assessor Parcel Number	3211111400
• Address	16011 Eucalyptus Heights Rd
• Legal Description	PAR 1\
• Acreage	10.22
• Subdivision Map	PM11912
• Subdivision Name	PARCEL MAP NO 11912
• Dwelling Units	0
• Zoning Code	RR-A
• Zoning Description	Rural Residential A
• Front Yard Setback	

40 ft.

- Side Yard Setback - each side

20/20 ft.

- Side Yard Setback - street side

20 ft.

- Rear Yard Setback

50 ft.

- Lot Coverage

35 %

- Height

35 ft.

- Within Very High Fire Hazard Zone

Yes

- Within 100 Year Flood Plain

No

- Within 500 Year Flood Plain

No

- Within 100 Year Flood Way

No

- Within Hillside Ridgline Review Area

Yes

- OBJECTID

8702

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)