



## **NORTH ESCONDIDO VIEW HOME on desirable Rimrock Drive!**

### ***PROPERTY REPORT***

***ADDRESS: 1449 Rimrock Drive, Escondido, CA 92027***

***DESCRIPTION: (JUST REDUCED FROM \$529K)*** 1,900 sf, 3 bedroom, 2 bath, home on desirable Rimrock Drive! Conveniently located off of El Norte Parkway and close to I-15 Interstate, yet set apart from the city congestion, lies this immaculate neighborhood of fine homes! Built in 1983, this incredible home is a diamond in the rough, waiting for a dose of TLC! The home already has a large, **open floor plan with windows galore to capture the panoramic views**—by far one of its greatest features!

***PRICE: \$495,000.00***

***APN: 227-581-20-00***

***MLS: Exclusive***

***CONTACT: Donn Bree*** [Donn@Donn.com](mailto:Donn@Donn.com) [www.DONN.com](http://www.DONN.com) **800-371-6669**

# Beautiful North Escondido View Home

## RIMROCK DRIVE

### BIG VIEWS and WINDOWS!

1449 Rimrock Dr., Escondido, CA 92027

1,900 sf, 3 bedroom, 2 bath, home on desirable Rimrock Drive!

Conveniently located off of El Norte Parkway and close to I-15 Interstate, yet set apart from the city congestion, lies this immaculate neighborhood of fine homes! Built in 1983, this incredible home is a

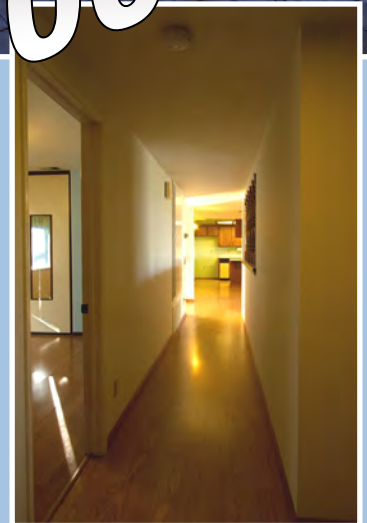
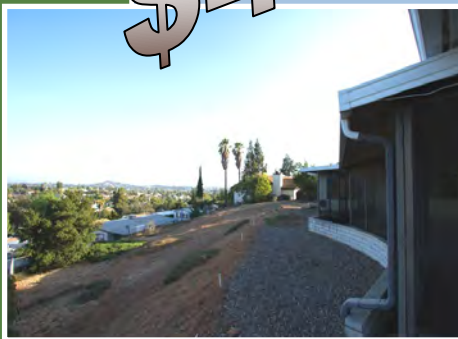
diamond in the rough, waiting for a dose of TLC! The home already has a large, open floor plan with windows galore to capture the panoramic views—by far one of the greatest features! The home consists of: 2 nice size bedrooms,

2 bathrooms and a large master suite with a separate entrance. The master suite was uniquely built with an additional room/sitting area and separate sink area—a great layout for multiple uses. The dining room/living area has solid wood built-in cabinets with ample storage—a beautiful gathering place to accommodate any size family! The interior of the home has wood flooring and tile, and each room equipped with ceiling fans.

**Undoubtedly, the best feature of this home**



\$495,000



DRE# 01109566  
NMLS# 243741



**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

Bree@Donn.com

*We Know The Backcountry!*



# APN: 227-581-20-00

1449 RIMROCK DRIVE, ESCONDIDO CA 92027



is the large, screened in sunroom, completely tiled with outdoor barbeque, sink and storage—the ideal location for warm, summer evenings and entertaining **your every guest!** The home itself sits on a **very large lot**, atop a hill with **commanding views** of the surrounding mountains and valleys! There is plenty of room and great potential to expand, or put in a pool! Additionally, there is a long driveway for ample parking and a modest 2-car garage.



This desirable neighborhood is immaculate and surrounded by fine, high-end homes, and primly located near major shopping, schools, and nearby parks!



A home with this many features, coupled with its incredible potential for improvement and room for expansion, is a rare find and a solid investment opportunity!

To preview this property, please contact us:  
800-371-6669; [www.donn.com](http://www.donn.com)



***We Know The Back Country!***

**Detached**Current Status: **ACTIVE**Current Price: **\$495,000**Client Preferred **1**MLS #: **160044605**Original Price: **\$529,000**LP/SqFt **260.53**MT **33**Address: **1449 Rimrock Dr.**

Sold Price:

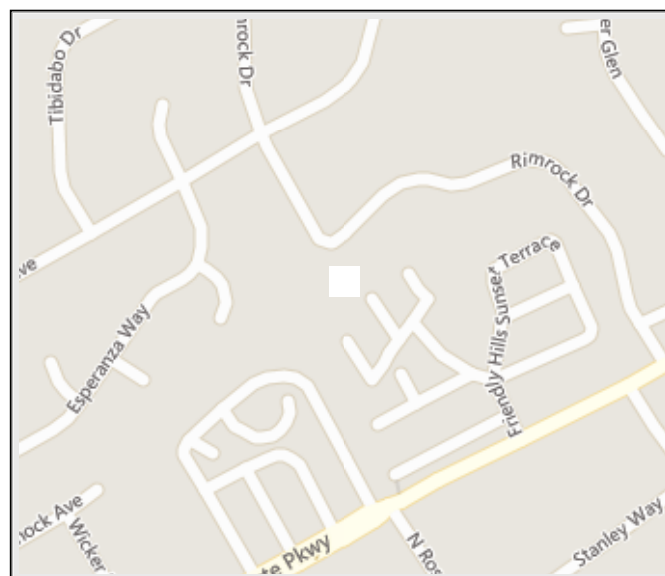
SP\$/SqFt

DOMLS **33**City,St: **Escondido, CA** Zip **92027**Community: **NORTH ESCONDIDO**List Date: **8/11/2016**Bedrooms: **3** Full Baths: **2** Est. SqFt: **1,900**Neighborhood: **Escondido**

COE Date:

Optional BR: **0** Half Baths: **0** Year Built: **1983**

Complex:

Short Sale: **No**Total Bds: **3** Total Baths: **2**Restrictions: **Call Agent**MandRem **None Known**[Virtual Tour](#)**Directions:**

**Remarks:** 1,900 sf, 3 bedroom, 2 bath, home on desirable Rimrock Drive! Conveniently located off of El Norte Parkway and close to I-15 Interstate, yet set apart from the city congestion, lies this immaculate neighborhood of fine homes! Built in 1983, this incredible home is a diamond in the rough, waiting for a dose of TLC! The home already has a large, open floor plan with windows galore to capture the panoramic views—by far one of its greatest features!

Home Owner Fees: **0.00**Other Fees: **0.00**Other Fee Type: **N/K**CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**

Units in Complex:

Units in Building:

Attached Style:

Unit Location: **No Unit Above or Below**

Est. % Owner Occupancy:

Assessors Parcel: **227-581-22-00**

Zoning:

Entry Lvl Building:

Entry Level Unit:

Wtr Dist:

School Dist: **Escondido Union**Fireplaces(s): **0**Fireplace Loc: **N/K**

Boat Facilities:

Age Restrictions: **N/K**

Elevator:

**Assessments:****Home Owners Fee Includes** Other/Remarks**Complex Features** N/K**Equipment** N/K

Space Rent

Laundry Location: **Other/Remarks**Laundry Utilities: **Other/Remarks**Cooling: **Central Forced Air**Heat: **Forced Air Unit**Heat Source: **Other/Remarks**View: **City, Evening Lights, Panoramic**Pool: **N/K**Patio: **Covered**

Pets:

Stories: **1**Water: **Meter on Property**Sewer/Septic: **Other/Remarks**Parking Garage: **Attached**Parking Garage: **2**Parking Non-Garage: **Detached**Parking Non-Garaged Spaces: **2**Total Parking Spaces: **4**RV Parking: **None Known**Master Bedroom: **14x19**Bedroom 2: **10x12**Bedroom 3: **10x12**

Bedroom 4:

Bedroom 5:

Breakfast Area:

Dining Room: **0**Family Rm: **0**Kitchen: **14x19**Living Room: **14x16**Extra Rm 1: **12x14**

Extra Rm 2:

Extra Rm 3:

SqFt Source: **Other/Remarks**

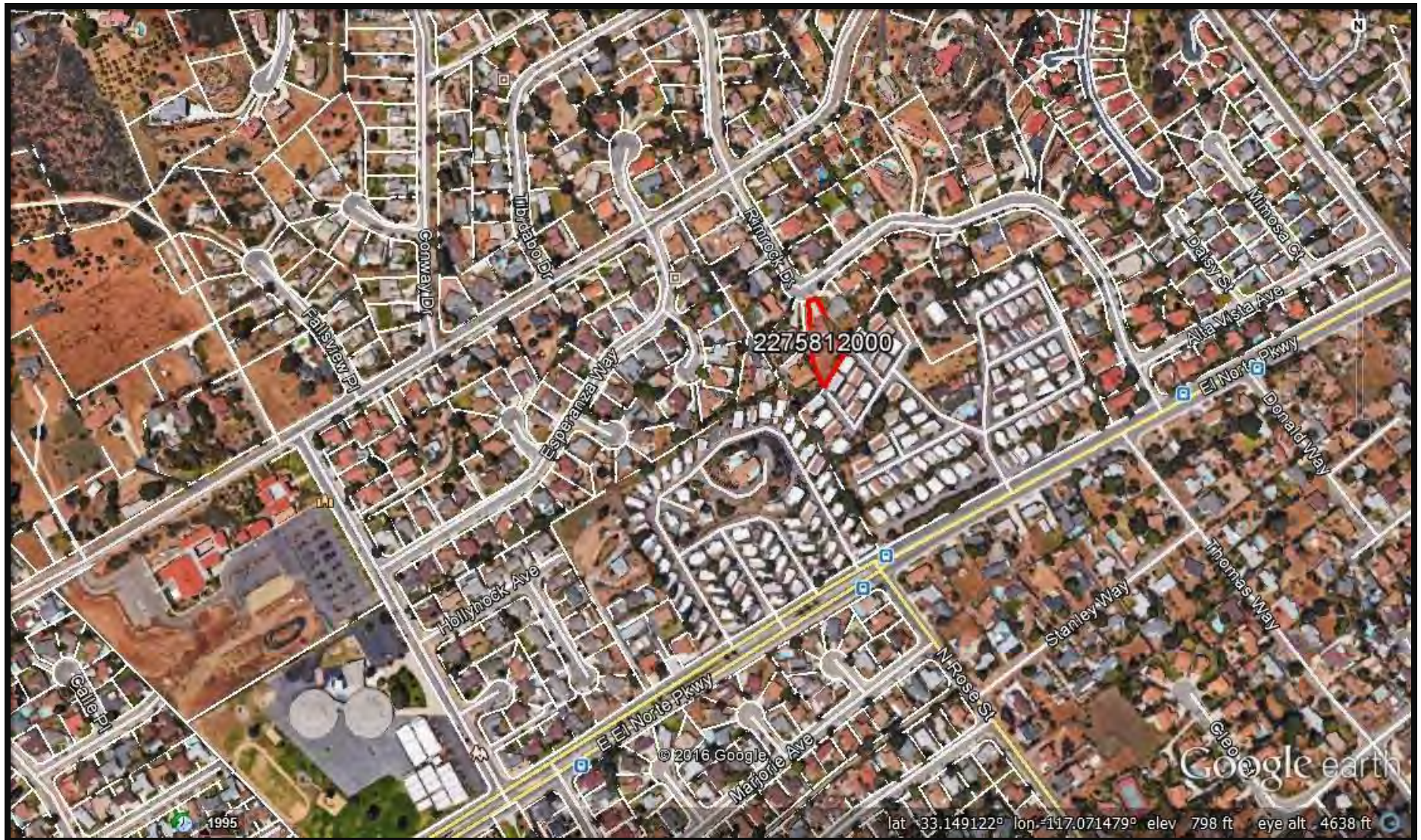
Approx # of Acres:

Approx Lot SqFt:

Lot Size: **.25 to .5 AC**Lot Size Source: **Assessor Record**Irrigation: **Other/Remarks**Roof: **Composition**

**AERIAL**

APN: 227-581-2000



## Escondido Municipal Code

[Chapter 33 ZONING](#)[ARTICLE 57. MISCELLANEOUS USE RESTRICTIONS](#)Sec. 33-1116. Household pets in the residential zones.

Animals and/or household pets may be maintained on the premises as pets for the personal use of the occupants of each dwelling unit in a residential zone in accordance with the following:

(a) Tropical fish, excluding caribe and turtles.

(b) Small birds such as canaries, parrots, parakeets, love birds, etc., may be kept in accordance with the following schedule:

|                             |                         |
|-----------------------------|-------------------------|
| R-A, R-E zones              | Up to twelve (12) total |
| R-1 zone                    | Up to six (6) total     |
| R-T, R-2, R-3 and R-4 zones | Up to three (3) total   |

(c) A maximum of one hundred (100) racing or homing pigeons may be kept on any lot or parcel of land within the R-E, R-A or R-1 zone, provided the pigeon owners in the application file with the city a letter stating their affiliation with any state or nationally recognized racing or homing pigeon association or federation.

The term “racing or homing pigeon” shall mean pedigree pigeons which are banded and kept for the purpose of racing or homing sporting events conducted by a nationally affiliated sporting association, such as, but not limited to, the American Racing Pigeon Union or the International Federation of Racing Pigeon Fanciers.

(d) Adult rabbits, white mice, chipmunks, squirrels, chinchillas, guinea pigs, hamsters and the like, only in accordance with the following schedule:

|                             |                         |
|-----------------------------|-------------------------|
| R-A, R-E zone               | As provided in the zone |
| R-1 zone                    | Up to four (4) total    |
| R-T, R-2, R-3 and R-4 zones | Up to two (2) total     |

(e) Household dogs and/or cats; but, if over four (4) months of age, only in accordance with the following schedule:

|                            |                                                |                                                                                          |
|----------------------------|------------------------------------------------|------------------------------------------------------------------------------------------|
| RA, RE zones               | Up to four (4) of each                         | Up to six (6) of each with a conditional use permit in conformance with Sec. 33-1116(g)  |
| R-1 zone                   |                                                |                                                                                          |
| Lots < 10,000 SF           | Up to two (2) of each                          | Up to four (4) of each with a conditional use permit in conformance with Sec. 33-1116(g) |
| Lots 10,000 SF – 20,000 SF | Up to two (2) dogs<br><br>Up to three (3) cats | Up to four (4) of each with a conditional use permit in conformance with Sec. 33-1116(g) |
| Lots > 20,000 SF           | Up to four (4) of each                         |                                                                                          |

RT, R-2, R-3, and R-4 zones

Up to one (1) of each

Up to two (2) of each with a conditional use permit in conformance with Sec. 33-1116(g)

(f) Other similar animals which in the opinion of the planning commission are not more obnoxious, detrimental or dangerous to the public and neighboring properties than the animals enumerated in this section.

(g) A conditional use permit may be granted to allow additional animals over those permitted by this section; provided, however, that the total number of animals so authorized shall not exceed twice that enumerated herein, except household dogs and cats. The number of dogs and cats allowed with a conditional use permit shall be as specified in Section 33-1116(e).

(h) An animal overlay zone may be applied in the R-E (residential estates) or R-A (residential agricultural) zones upon approval by the planning commission and city council, pursuant to Article 9 of this chapter.

(i) A second dwelling unit in conformance with Article 70 shall not be considered a separate dwelling unit for purposes of determining the number of permitted pets in accordance with this section. The total number of household pets permitted on a parcel which contains a second dwelling unit shall be the total permitted for one unit. (Zoning Code, Ch. 108, § 1085.21; Ord. No. 90-40, § 2, 8-15-90; Ord. No. 2009-23 § 4, 11-18-09)

#### ARTICLE 10. SINGLE-FAMILY RESIDENTIAL (R-1) ZONE

#### Sec. 33-166. Parcel requirements.

(a) Area. The minimum area of any lot or parcel of land in an R-1 zone shall be as indicated below for the sub-zone in which the lot or parcel is situated:

| Sub-zone | Minimum Area       |
|----------|--------------------|
| R-1-6    | 6,000 square feet  |
| R-1-7    | 7,000 square feet  |
| R-1-8    | 8,000 square feet  |
| R-1-9    | 9,000 square feet  |
| R-1-10   | 10,000 square feet |
| R-1-12   | 12,000 square feet |
| R-1-15   | 15,000 square feet |
| R-1-18   | 18,000 square feet |
| R-1-20   | 20,000 square feet |
| R-1-25   | 25,000 square feet |

In a subdivision, the planning commission may authorize an exception to the minimum lot area, provided that special circumstances such as extreme topography, drainage or unusual shapes exist.

(b) Lot width. Each lot or parcel of land shall have an average width of not less than that following the sub-zones as listed below:

| Sub-zone | Average Width |
|----------|---------------|
| R-1-6    | 60 feet       |
| R-1-7    | 65 feet       |
| R-1-8    | 70 feet       |
| R-1-9    | 75 feet       |
| R-1-10   | 80 feet       |

|        |          |
|--------|----------|
| R-1-12 | 85 feet  |
| R-1-15 | 90 feet  |
| R-1-18 | 95 feet  |
| R-1-20 | 100 feet |
| R-1-25 | 110 feet |

(c) Lot frontage. Each lot or parcel of land in an R-1 zone shall abut a public street for a minimum of thirty-five (35) feet, on a line parallel to the centerline of the street or on a cul-de-sac improved to city standards. Frontage on a street end which does not have a cul-de-sac improved to city standards shall not be counted in meeting this requirement.

Exception: Access to lots or parcels may be provided by private road easement conforming to the following standards and subject to approval of a conditional use permit:

1) The minimum easement width shall be twenty-two (22) feet. A minimum twenty (20) foot easement width may be permitted subject to approval by the engineering department and fire marshal, and upon approval of an administrative adjustment filed in conjunction with the conditional use permit;

(2) Pavement section widths, grades and design shall be approved by the city engineer;

(3) A cul-de-sac or turnaround shall be provided at the terminus to the satisfaction of the planning, engineering and fire departments.

(d) Prior created lots. Lots or parcels of land which were created prior to the application of this zone shall not be denied a building permit for reason of nonconformance with the parcel requirements of this section.

(e) Population density. Not more than one (1) single-family dwelling may be placed on a lot or parcel of land in an R-1 zone. (Zoning Code, Ch. 103, §§ 1033.32.2—1033.32.9; Ord. No. 98-20, § 1, 9-16-98)