



PROPERTY REPORT

ADDRESS: 32346 Camino San Ignacio, Warner Springs, CA 92086

DESCRIPTION: *Within walking distance from the famous Warner Springs Ranch sits a 1974 ADOBE home on a .65 acre of park like land. This well constructed 2 bedroom 2 bath, with additional 2 bedrooms and a den boasts lots of space. The home has been maintained carefully and has many new features. The Los Tules community is surrounded by natural beauty.*

PRICE: \$365,000

APN: 137-030-07-00

MLS: 150051409

CONTACT: MAYA STREAMER; mayasproperties@gmail.com; 760-668-2825 cell; 800-371-6669 office.

WARNER SPRINGS ADOBE HOME



The private driveway, laced with ribbon wood and junipers, introduces you to the appealing features of this well preserved 1974 Hacienda style ADOBE home on .65 acres of park like land. This well constructed 2 bedroom 2 bath home, with 2 addition bedrooms and a den, is surrounded by native landscape and boasts a large yard which creates a private hide-a-way. This home is complete with wood floors in the kitchen/dining area, a custom stone hearth, remodeled bathrooms with custom tile work, a 5 year old roof, new AC/Heating unit, solar tubes in the hallway and new carpet. The 2 car garage is now a workshop and a separate laundry room/storage area. There is a large carport, a wisteria laced pergola, and a covered patio in the back. A portion of the back yard is a chain link, secured area, for the family pets.

MAYA
RANCHES - HOMES
LOTS - LOANS
760•668•2825
www.DONN.com
We Know The Up Country!

BRE#01868333

RED HAWK REALTY

Junction Hwy 78 & Hwy 79

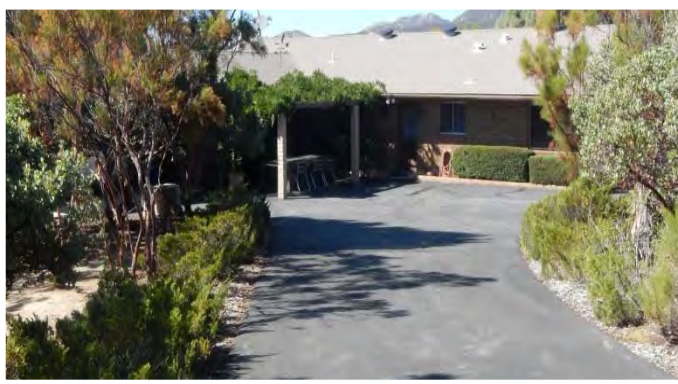
Santa Ysabel, CA 92070

Mayasproper-
ties@gmail.comcom

Www.DONN.com



APN # 137-030-07-00



There are many reasons to make Los Tules your home including the open space, the ever changing skies, fresh air, four seasons and an established water company that provides quality water to all community residents. The 30 minute accessibility to the lush mountain range of Palomar, the 30 minute scenic drive to the desert of Borrego and the 30 minute drive to the historic town of Julian are routes to neighboring towns which offer golf, dining, outdoor recreation activities and entertainment. The Los Tules community is within walking distance to the historic Warner Springs Ranch which is undergoing a big renovation by the new owners. The Golf Grill and golf course are now open.

"We Know The Back Country!"



Detached

Status: ACTIVE

List Price: \$365,000

MLS #: [150051409](#)

Sold Price:

Original Price: \$365,000

APN: 137-030-07-00

COE Date:

Listing Type EA DOMLS 7 MT 8

Address: 32346 Camino San Ignacio

City, St: Warner Springs, CA

LP/SqFt: 228.27

Bedrooms: 2 Full Baths: 2

SP/SqFt:

Optional BR: 0 Half Baths: 0

X Street: Hwy 79

Est. SqFt: 1,599 Zip: 92086 YB: 1974

Complex:

Occupant:

Lockbox: No

Occupant Phone:

CBB%: 3.00 CBB\$:

Showing: This is a second home. Please call to verify all showing dates and times. 760-668-2825.

Occupied: Vacant

MandRem None Known



[Virtual Tour](#)

Short Sale: No Map: J5

List: 9/18/2015

Modified: 9/25/2015

CVR: No

Directions: 40 minutes southeast of Temecula. 1 hour and 1/2 from downtown San Diego.

1974 E.J Nelson Adobe. 5 year old roof. 2 bedrooms, 2 bath and 2 bedroom additions. Garage conversion for workshop and separate laundry/storage area. Huge carport. Both bathrooms have new tile flooring and showers remodeled. Living room and den/office (also a room addition) boast large area for entertaining. The covered patio is a must for enjoying the peace and quiet. The back yard is secured for pets and children by a chain link fence.

ConfRem Buyer and buyer's agent to satisfy self with regards to permitted square footage. Seller has house plans.

HOA Fees: 0.00 /
HO Fee Includes: N/ K

Other Fees: 0.00 /

HOA & Phone:

Acres: 0.6500 Lot:

Assessments:

Other Fee Type: N/ K

CFD/MRF: 0.00 /

Terms: Cal Vet, Cash, Conventional, FHA, VA SqFt Src: Owner

Sales Restrictions: N/ K

Concessions:

Mandatory Info: NK

Prking Garage Description: None Known

Prking Garage Spaces: 2

Prking Non-Garaged Spaces: 5

Prking Spaces Total: 7

Prking for RV: None Known

Stories: 1 Story

Fireplace: 1 FP in Living Room

Laundry: Garage, Laundry Room

Pool: N/ K

Pets:

Patio: Other/ Remarks

Flooring: Carpet, Tile, Wood

Sub-Flooring: Slab on Grade

Community: WARNER SPRINGS

Neighborhood: Los Tules

Living: 22x13 Master: 15x12
Dining: 10x9 Bdrrm 2: 10x11
Family: 19x11 Bdrrm 3: 21x9
Kitchen: 14x8 Bdrrm 4: 12x11
Xtra Rm1: Bdrrm 5:
Xtra Rm2: Xtra Rm3:
Breakfast Area:

Stories:

Entry Level:

Bldng Units:

Ttl Units:

Owner Occ%:

Roof: Composition

Heat Source: Electric, Wood

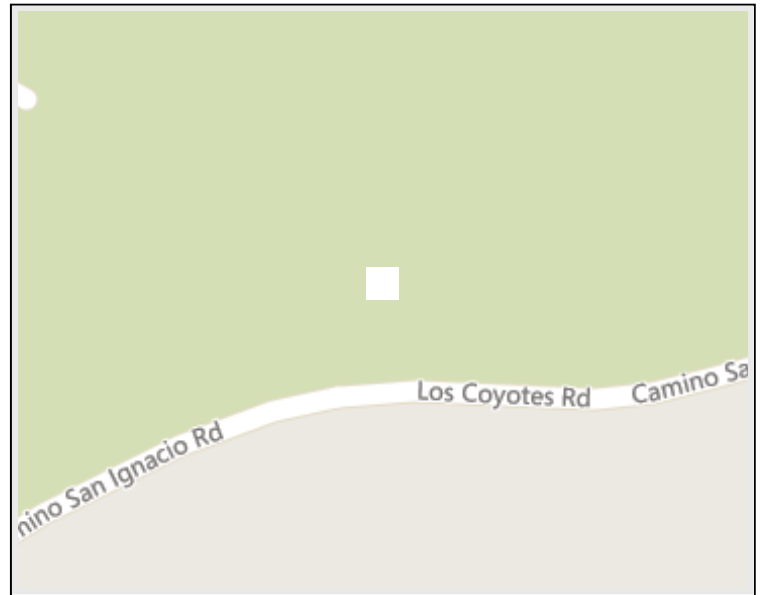
Cooling: Central Forced Air

Wtr Dist:

Schl Dist: Warner

Equip Available: Dishwasher, Disposal, Dryer, Range/ Oven, Refrigerator, Shed(s), Washer

View: Greenbelt



The yard is surrounded with mature trees, manicured hedges, low growing ground cover, native manzanita, ribbon wood and split rail fencing. The driveway stretches up more than half of the property to ensure the home its away from the main street. Plenty of privacy for this home. There is also a couple of old wisterias that shade a beautiful sitting area in the front of the home. The mountains in the background border the property. Los Tules is within walking distance to the Historic Warner Springs Ranch, once known for its hot springs, golf, lodging, and hospitality. With some progress, the golf grill and golf course has been opened and hopefully other amenities are to follow soon. The glider port is and has been open to public which is only two miles down Hwy 79 north of Los Tules. Temecula is about a 40 minute drive for all commerce needs.

Listing Agent: [Maya Streamer - Agent: 760-668-2825](#)

BRE License#: 01868333

Broker ID: 15575

2nd Agent:

Fax: 888-511-1310

Listing Office: [Chameleon/ Red Hawk Realty - Office: 800-371-6669](#)

Prop Mgmt Co:

Prop Mgmt Ph:

Off Market Date:

Close of Escrow:

Financing:

Concessions

Selling Agent BRE#:

Selling Agent:

Selling Office#:

Selling Office:

Sale Price:

Exp Date: 12/31/2017



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	9/26/2015 10:42:26 AM
Project Record ID:	
Project Name:	
Assessor's Parcel Number(s):	1370300700

1370300700

General Information

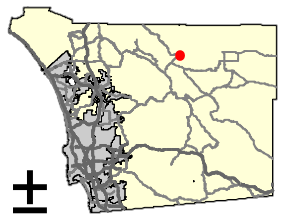
USGS Quad Name/County Quad Number:	WARNER SPRINGS/84
Section/Township/Range:	SAN JOSE DEL VALLE
Tax Rate Area:	98000
Thomas Guide:	1055/0
Site Address:	32346 CAMINO SAN IGNACIO WARNER SPRINGS 92086

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	UNIFIED WARNER

General Plan Information

General Plan Regional Category:	Village
General Plan Land Use Designation:	VILLAGE RESIDENTIAL (VR-2.9) 2.9 DU/AC
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None



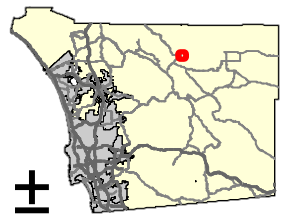
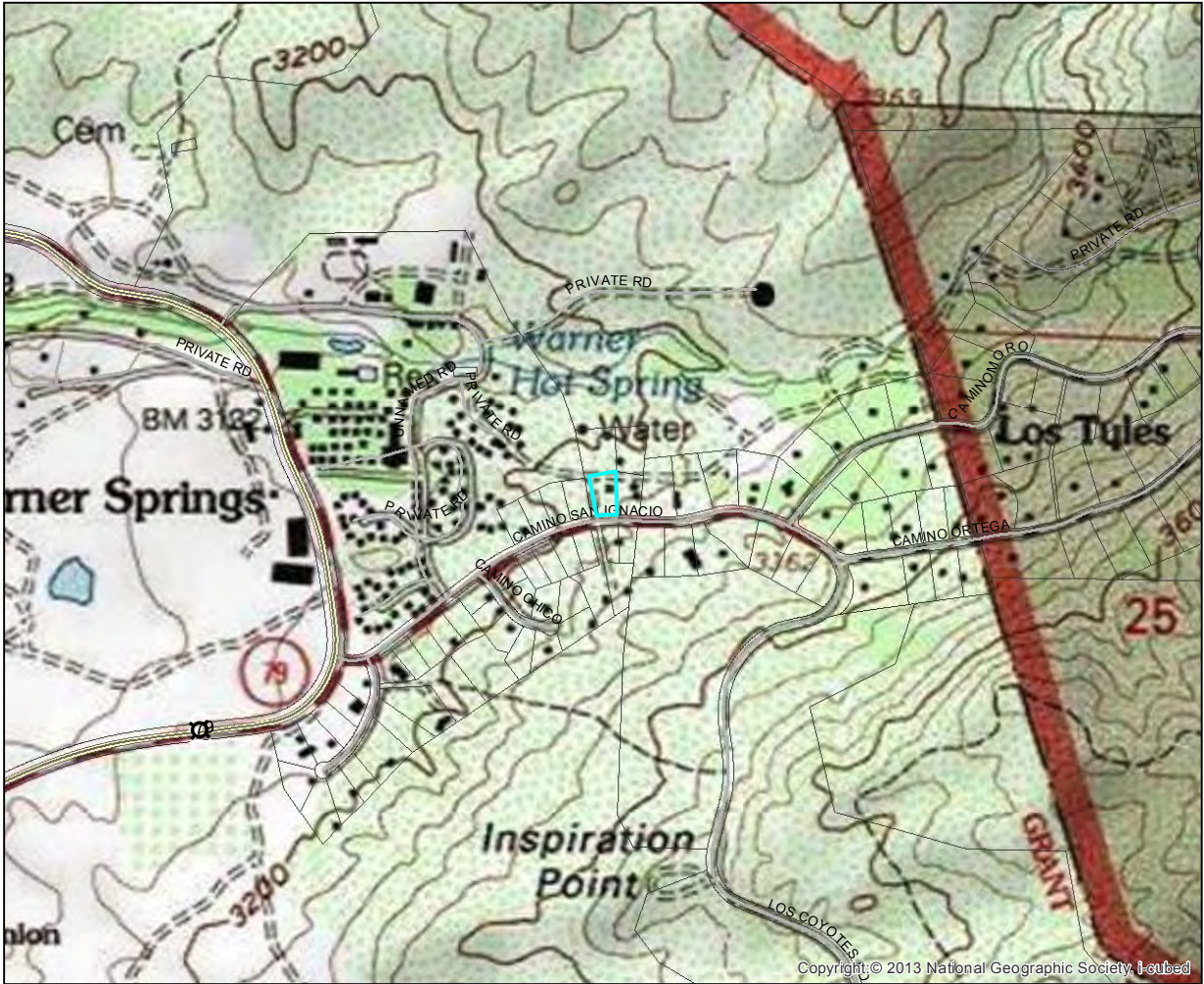
Legend:
 PROJECT AREA

0 0.01 0.02 0.03 0.04 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only.
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:



Legend:
 PROJECT AREA

0 0.1 0.2 0.3 0.4 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only.
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Notes:

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 allowed by the RR Use Regulations upon issuance of a Minor Use Permit.

- a. Civic Use Types.
 - Minor Impact Utilities
 - Small Schools

- b. Commercial Use Types.
 - Cottage Industries (see Section 6920)
- c. Agricultural Use Types
 - Farm Labor Camps

(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)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

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
 - Civic, Fraternal or Religious Assembly
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - 10-09Group Care
 - Law Enforcement Services
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
- 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)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)