



# **PROPERTY REPORT**

**ADDRESS:** 32229 Camino San Ignacio, Warner Springs, CA 92086

**DESCRIPTION:** Single Family Residence on .71 acre lot. Built in 2005. 2023 sq.ft. 3 bedroom, 2.5 bath. Many upgrades throughout interior and exterior. Located within walking distance to the Warner Springs Ranch.

**PRICE:** **\$349,000**

**APN:** 137-030-27-00

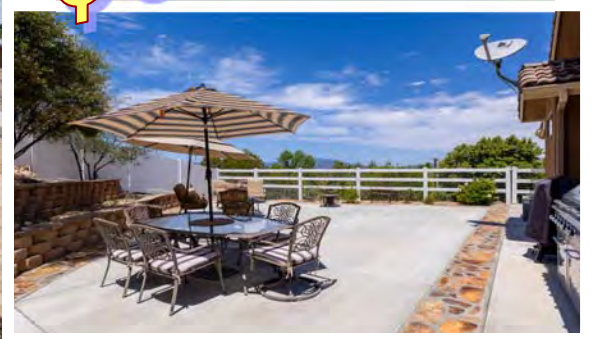
**MLS:** 140026160

**CONTACT:** Maya Streamer; mayasproperties@gmail.com; 760-668-2825

# LOS TULES CUSTOM HOME WARNER SPRINGS, CA



**\$349,000**



Nestled within the community of Los Tules and walking distance to the Warner Springs Ranch Golf Course (rumored to open the summer of 2014) sits a turn key home. The 3 bedroom, 2.5 bath, 2023 square foot home is on a .71 acre lot. The luxurious features include a beautiful custom kitchen with Zeus granite counter tops, glass panel cabinets, a copper tile ceiling and stainless steel appliances. The travertine floor flows throughout the kitchen, hall, and living room. There is a stacked rock fireplace with a solid stone hearth and mantle. The dining room/den and the two bedrooms boast solid wood plank floors. The den has a textured wallpaper inlay within the coffered ceiling. What a great detail! The master bedroom has a walk in closet and a jet bathtub. The crown molding and the plantation shutters tie the home together for the finishing touches. The colors and textures of this home are rich and warm.



BRE# 01868333



RED HAWK REALTY

JUNCTION HWY 78 & 79

SANTA YSABEL, CA 92070

MAYASPROPERTIES@GMAIL.COM

WWW.MAYASTREAMER.COM

WE KNOW THE BACK COUNTRY!

# APN # 137-030-27-00



The yard is outlined with fencing and laced with ornamental plum trees. There is a side yard for outdoor entertaining and also enclosed for the family pets. The cement patio area has beautiful slate detail. There is room on the upper portion of the property to level, beautify and put in a private gazebo for views to the Warner Springs Ranch golf course. The golf course and grill is rumored to open in the summer of 2014. Temecula is 40 minutes away for all shopping needs. Ramona is 35 minutes away. There are hiking and riding trails throughout the surrounding neighborhoods. Off road recreation, golf, dining and shopping are 30 minutes to Borrego Springs. Enjoy mountains, ocean and desert all within an hour and 15 minutes time. The Warner Unified School offers Pre-12th grade and is less than 1/4 of a mile away. This community is sourced by deep well water.

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

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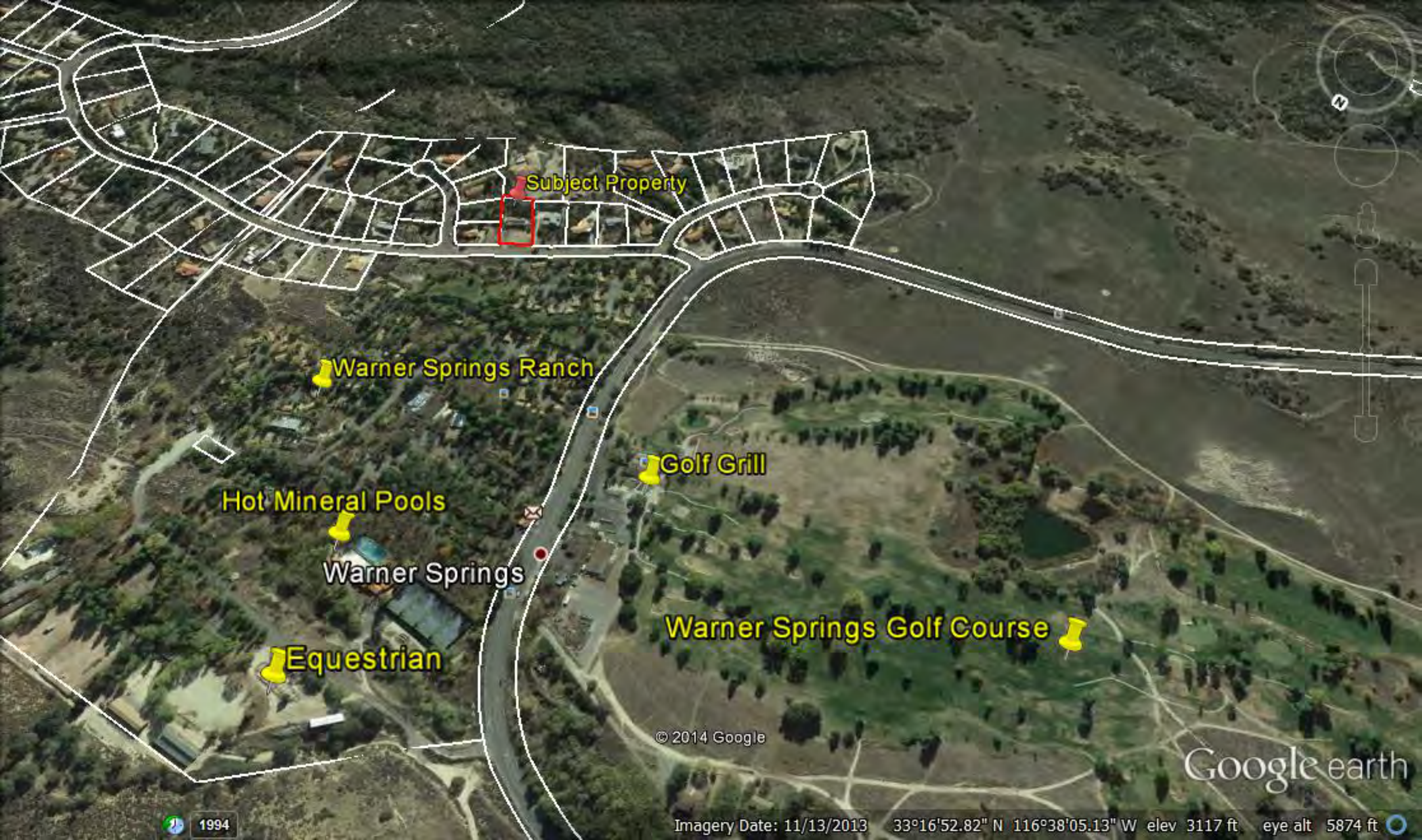
1370302800

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Google earth

Imagery Date: 11/13/2013 33°16'48.28" N 116°37'51.65" W elev 3197 ft eye alt 3637 ft



Subject Property

Warner Springs Ranch

Hot Mineral Pools

Warner Springs

Equestrian

Golf Grill

Warner Springs Golf Course

© 2014 Google

Google earth

1994

Imagery Date: 11/13/2013 33°16'52.82" N 116°38'05.13" W elev 3117 ft eye alt 5874 ft

**Detached**Current Status: **ACTIVE**Current Price: **\$349,000**

Client Preferred 1

MLS #: **140026160**Original Price: **\$349,000**MT **27**Address: **32229 Camino San Ignacio**

Sold Price:

DOMLS **27**City,St: **Warner Springs, CA** Zip**92086**Community: **WARNER SPRINGS**List Date: **5/15/2014**Bedrooms: **3** Full Baths: **2** Est. SqFt: **2,023**Optional BR: **0** Half Baths: **1** Year Built: **2005**Total Bds: **3** Total Baths: **3**Neighborhood: **Los Tules**

Complex:

COE Date:

Restrictions: **N/K**

Short Sale:

MandRem **None Known**[Virtual Tour](#) | [Virtual Tour Link 2](#)

Exterior Front



## Directions:

**Nestled within the community of Los Tules and walking distance to the Warner Springs Ranch Golf Course (rumored to open the summer of 2014) sits a turn key home. The 3 bedroom, 2.5 bath, 2023 square foot home is on a .71 acre lot. The luxurious features include a beautiful custom kitchen with Zeus granite counter tops, glass panel cabinets, a copper tile ceiling and stainless steel appliances. The travertine floor flows throughout the kitchen, hall, and living room.... SEE SUPPLEMENTAL REMARKS below...**

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

Units in Complex:

Units in Building:

Attached Style:

Unit Location: **Detached**

Est. % Owner Occupancy:

Assessors Parcel: **137-030-27-00**

Zoning:

Entry Lvl Building:

Entry Level Unit:

Wtr Dist:

School Dist:

Fireplaces(s): **1**Fireplace Loc: **FP in Living Room**

Boat Facilities:

Age Restriction **N/K**

Elevator:

## Assessments:

**Equipment** Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, WasherLaundry Location: **Laundry Room**Laundry Utilities: **Electric, Propane**Cooling: **Central Forced Air**Heat: **Fireplace, Forced Air Unit**Heat Source: **Propane, Wood**

View:

Pool: **N/K**Patio: **Slab, Stone/Tile**

Pets:

Stories: **1**Water: **Meter on Property**Sewer/Septic: **Septic Installed**Parking Garage: **Attached**Parking Garage: **2**

Parking Non-Garage:

Parking Non-Garaged Spaces: **0**Total Parking Spaces: **2**

RV Parking:

Master Bedroom: **16x15**Bedroom 2: **13x13**Bedroom 3: **12x10**

Bedroom 4,5:

Breakfast Area:

Dining Room: **12x12**Family Rm: **12x10**Kitchen: **12x12**Living Room: **21x18**

Extra Rm 1:

Extra Rm 2:

Extra Rm 3:

Approx # of Acres: **0.7100**Approx Lot SqFt: **30,928**Lot Size: **.5 to 1 AC**Lot Size Source: **Assessor Record**

Irrigation:

Roof: **Tile/Clay**

**There is a stacked rock fireplace with a solid stone hearth and mantle. The dining room/den and the two bedrooms boast solid wood plank floors. The den has a textured wallpaper inlay within the coffered ceiling. What a great detail! The master bedroom has a walk in closet and a jet bathtub. The crown molding and the plantation shutters tie the home together for the finishing touches. The colors and textures of this home are rich and warm. The yard is outlined with fencing and laced with ornamental plum trees. There is a side yard for outdoor entertaining and also enclosed for the family pet. The cement patio area has beautiful slate detail. Temecula is 40 minutes away for all shopping needs. Ramona is 35 minutes away. The Warner Unified School offers Pre-12th grade and is less than 1/4 of a mile away.**



# County of San Diego, Planning and Development Services: Zoning Ordinance Summary

**PARCEL: 1370302700**

Report generated 4/28/2014 4:55:46 PM

Staff Person: \_\_\_\_\_

## Zoning & General Plan Information

**APN:** 1370302700

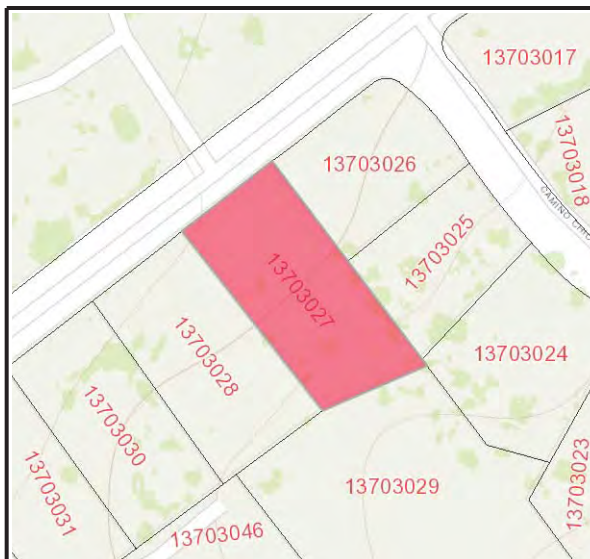
**Legal Lot:** \_\_\_\_\_

**Community Plan:** North Mountain

**Planning Group:**

**Regional Category:** Village

**General Plan Designation:** VILLAGE RESIDENTIAL (VR-2.9) 2.9 DU/AC



Parcel highlighted in red

**KEEP THIS FORM AND BRING IT WITH YOU EACH TIME YOU VISIT THE ZONING COUNTER FOR**

ZONE	
USE REGULATIONS	RR
ANIMAL REGULATIONS	J
DEVELOPMENT REGULATIONS	Density
	Lot Size
	Building Type
	Maximum Floor Area
	Floor Area Ratio
	Height
	Lot Coverage
	Setback
(Contact your Fire Protection District for additional setback requirements)	
Open Space	
SPECIAL AREA REGULATIONS	

### PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

### WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

## **AGRICULTURAL USE REGULATIONS**

### **A70 LIMITED AGRICULTURAL USE REGULATIONS**

#### **2700 INTENT.**

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are Intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

#### **2702 PERMITTED USES.**

The following use types are permitted by the A70 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
  - Packing and Processing: Limited
  - Packing and Processing: Wholesale Limited Winery

(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)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

#### **2703 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A70 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
  - 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 "2"
  - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
  - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended 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. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

#### **2704 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A70 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.
  - Law Enforcement Services
  - Minor Impact Utilities
  - Small Schools

(Amended 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)

#### **2705 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A70 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
  - Partying 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.
  - Agricultural Equipment Storage

Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support  
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. 6134 (N.S.) adopted 7-22-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)