



# ***Custom Poway View Home***

## ***PROPERTY REPORT***

**ADDRESS:** 14637 Twin Peaks Rd., Poway CA 92064

**DESCRIPTION:** Welcome to 'The City in the Country' First time on the market! Beautiful Custom Poway view home perched at the top of Twin Peaks Rd. with unobstructed views to the south & west. Enjoy 4780+ Sq. Ft. of luxury with 4 bedrooms, 3 1/2 baths, plus office & entertainment/family room. Main floor has an open flowing floor plan with 3 bedrooms 2.5 baths, formal dining room with fireplace, gourmet kitchen, great room and views from every window. Central vacuum, attic, expansive covered 2nd level deck for entertaining & year round enjoyment.

**PRICE:** \$1,175,000 - \$1,275,000

**APN:** 321-250-08-00

**MLS:** 140020733

**CONTACT:** DIANA SERRY [dianaserry@msn.com](mailto:dianaserry@msn.com) [dianaserry.com](http://dianaserry.com) 760-533-0311

# Poway Home



## Custom Poway View Home

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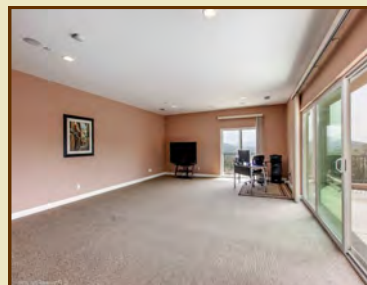
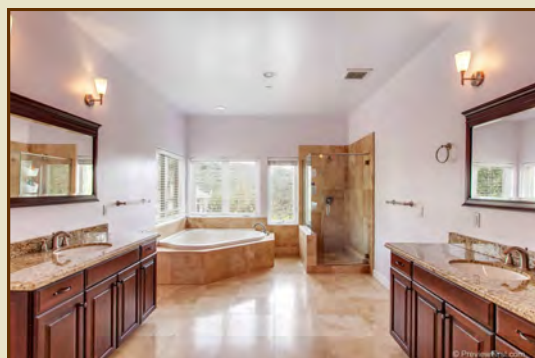
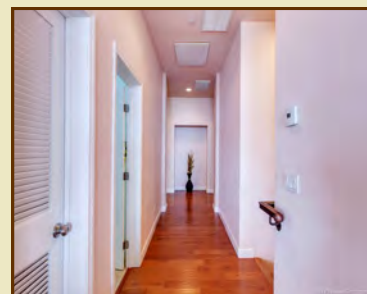
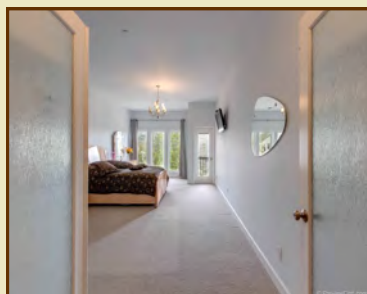
**'Your Personal REALTOR®...From the Mountains to the Sea...'**







Expansive covered 2nd level deck for entertaining & year round enjoyment. The lower floor has an additional master suite + living area which could serve as a separate guest/living area with private entrance. Great location, walking distance to parks, shopping and just minutes to the freeway, Poway Lake, hiking trails, Old Poway, parks, & entertainment. Commuter friendly location is just 30 min. to downtown San Diego! 3 car garage, spacious laundry room, PLUS there is an additional interior room between the laundry that could be used as an office, craft/hobby room, storage, etc. 3 AC units, security system, pond, & tank less water heater.



Pond, Views & More!



**Detached**

Status: **Active**

LP: **\$1,175,000 - \$1,275,000**

MLS #: **140020733**

Sales

Orig.Price: **\$1,275,000**

Price:

List Date: **04/18/2014** MT: **15**

APN: **321-250-08-00**

Ownership: **Fee Simple**

OMD: AMT: **14**

Address: **14637 Twin Peaks Rd**

COE:

City: **Poway, CA**

Possession: **Call Listing Agent**

Bedrooms: **4**

Full Baths: **3**

Unit#/Space#:

Optional BR:

Half Baths: **1**

Zip: **92064** MapCode: **1190H1**

Total BR: **4**

Total Baths: **4**

Community: **POWAY**

Est.SqFt: **4,784**

Zoning:

Neighborhood: **Poway**

Year Built: **2007**

Pets:

Complex/Park:

Age Restrictions: **N/K**

Cross Streets: **Espola Rd.**

Sign on Property: **N**

Jurisdiction:

Water District: **CPW**

School District: **POWAYUNIF**

[Media Link](#)

[Virtual Tour 1](#)

WalkScore **6**



Lot Size: **.5 to 1 AC**

Acres: **0.990**

#### REMARKS AND SHOWING INFO

Welcome to 'The City in the Country' First time on the market... Beautiful Custom Poway view home perched at the top of Twin Peaks Rd. with unobstructed views to the south & west. Enjoy 4780+ Sq. Ft. of luxury with 4 bedrooms, 3 1/2 baths, plus office & entertainment/family room. Main floor has an open flowing floor plan with 3 bedrooms 2.5 baths, formal dining room with fireplace, gourmet kitchen, great room & views from every window. See Supplement!....

Directions to Property: **East of Espola Rd near the top of Twin Peaks Rd.**

Mandatory Remarks: **Seller will entertain offers between \$1175000 - \$1275000, None Known**

Sales Restrictions: **N/K**

#### FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cash, Conventional**

Assessments:

#### SITE FEATURES

Approx # of Acres: **0.990**

View: **Mountains/Hills, Evening Lights, Panoramic,**

Parking Garage: **Attached**

Approx Lot Sq Ft: **43124**

Topography: **Bluff/Canyon Rim**

Parking Garage Spaces: **3**

Approx Lot Dim: **104x426**

Boat Facilities:

Parking Non-Garage:

Lot Size: **.5 to 1 AC**

Frontage Length:

Parking Non-Garaged Spaces:

Lot Size Source: **Assessor Record**

Frontage: **Canyon**

Total Parking Spaces:

Water: **Meter on Property**

Land Use Code:

Parking for RV:

Sewer/Septic: **Sewer Connected**

Add'l Land Use:

Fencing: **Partial**

Irrigation:

Site:

Telecom:

Prop Restrictions: **None Known**

Residential Unit Loc: **Detached**

Structures:

Units In Complex:

Complex Features:

Animal Designator Code:

Miscellaneous:



MLS#: 140020733

14637 Twin Peaks Rd

LP: \$1,175,000 - \$1,275,000

**APPROX ROOM DIMENSIONS**

Living Room: **20x26**  
 Dining Room: **18x33**  
 Family Room: **19x28**  
 Kitchen: **COMBO**  
 Breakfast Area:  
 Master BR: **13x26**  
 Bedroom 2: **19x19**  
 Bedroom 3: **12x14**  
 Bedroom 4: **12x14**  
 Bedroom 5:  
 Extra Room 1: **11x13**  
 Extra Room 2:  
 Extra Room 3:

**INTERIOR FEATURES**

Stories <b>2 Story</b>	Sub-Flooring	Searchable Rooms
Approx Living Space <b>4,000 to 4,999 Sq</b>	Floor Coverings <b>Carpet, Wood, Tile</b>	<b>Bedroom(s) Entry Level</b>
Source of Square Feet <b>Assessor Record</b>		<b>Bonus Room</b>
Interior Walls	Fireplaces <b>1</b>	<b>Dining Room</b>
	Fireplace Location <b>FP in Living Room</b>	<b>Family Room</b>
		<b>Master Bdrm (2)</b>
		<b>Master Retreat</b>
		<b>MBR Entry Level</b>
		<b>Office</b>
		<b>Storage Room</b>

**BUILDING, COMPLEX AND EXTERIOR FEATURES**

Architectural Style <b>Contemporary</b>	Elevator	Spa	Water Heater Type <b>Propane, Tankless</b>
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities <b>Propane, Electric</b>
Construction <b>Built on Site</b>	Stories in Bldg	Security	Laundry Location <b>Laundry Room</b>
Exterior <b>Stucco</b>	Units in Bldg	Cooling <b>Central Forced Air</b>	Equipment: <b>Dishwasher, Disposal,</b>
Roof <b>Tile/Clay</b>	Exclusive Use Yard		<b>Dryer, Fire Sprinklers,</b>
Guest House <b>N/K</b>	Patio <b>Gazebo, Balcony, Slab</b>	Heat Source <b>Propane</b>	<b>Garage Door Opener,</b>
Guest House ESF:	Pool <b>N/K</b>	Heat Equipment <b>Forced Air Unit</b>	<b>Microwave, Range/Oven,</b>
	Pool Heat		<b>Refrigerator, Shed(s),</b>
			<b>Vacuum/Central, Washer</b>

Entry Level Unit  
 3 Stairs/Steps to Entry

**MANUFACTURED/MOBILE HOME OPTIONS**

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
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**

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