



PROPERTY REPORT

ADDRESS: 25730 Eagle Gap Rd, Santa Ysabel, CA 92070

DESCRIPTION: This custom home is quality built (2009) with upgraded insulation, custom alder wood trimmed windows and doors, granite counters, alder wood cabinets, GE Monogram Appliances, Saltillo tile floors, alder wood baseboards, and much more. The orientation of the home optimizes passive solar with professionally installed solar power system supported with a 17 kilowatt propane generator. A 10,000 gallon steel water storage tank and ozone water treatment system provides sweet water from your own private well. Exterior finish is upgraded Santa Barbara smooth style stucco with rock trim around the windows. The attractive roof is covered with concrete tiles. Ideal for entertaining, relaxing, and the enjoyment of future generations.

PRICE: \$539,000

APN: 194-051-10-00

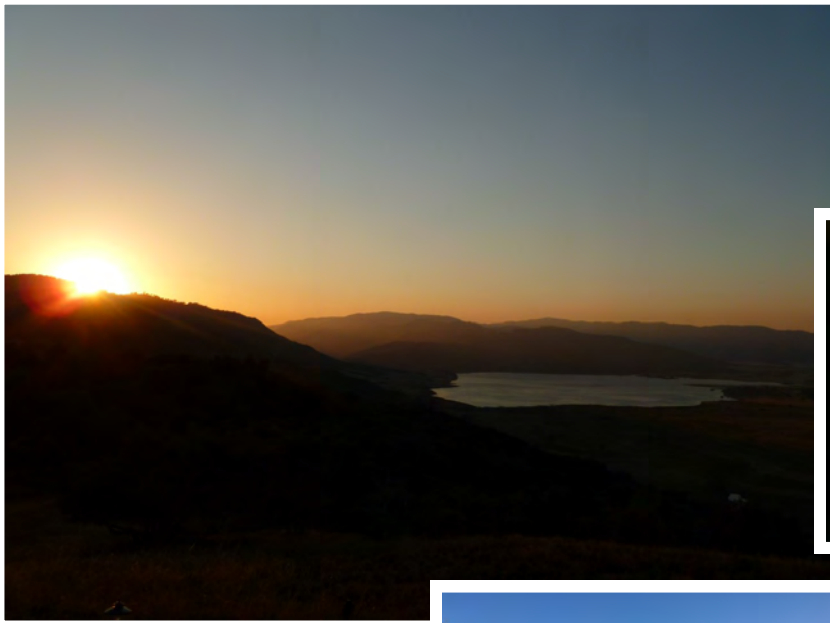
MLS: 140009051

CONTACT: Donn Bree; Bree@Donn.com; 760-518-6669 cell; 800-371-6669 office.

Magnificent View Home

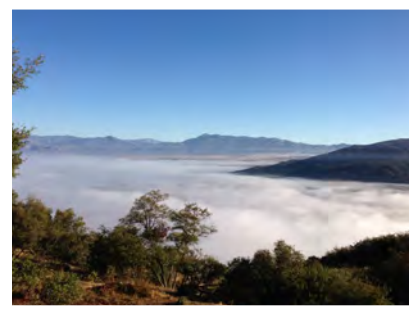
Eagle Gap Hacienda, Eagle Gap Road, Santa Ysabel, CA 92070

\$539,000



MOUNTAIN TOP VIEW HOME

Created against the backdrop of one of Southern California's most spectacular naturescapes, this custom built (2009) Spanish style retreat, situated at approximately 3,500 feet above sea level on 13.29 wooded acres, features never-ending views of the vast Lake Henshaw Basin surrounding Lake Henshaw; Hot Springs Mountain – the highest point in San Diego County – and the Aguanga Mountain Range; Pechacho Peak and the Volcan Mountain Range; Palomar Observatory and the Palomar Mountain Range; the Agua Tibia Mountain Range; San Jacinto Peak in the Santa Rosa Mountains; and Mount San Gorgonio in the San Bernardino Mountain Range – all from your patio, complete with a gas fire pit and spa! Perfect for entertaining and unwinding...



CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

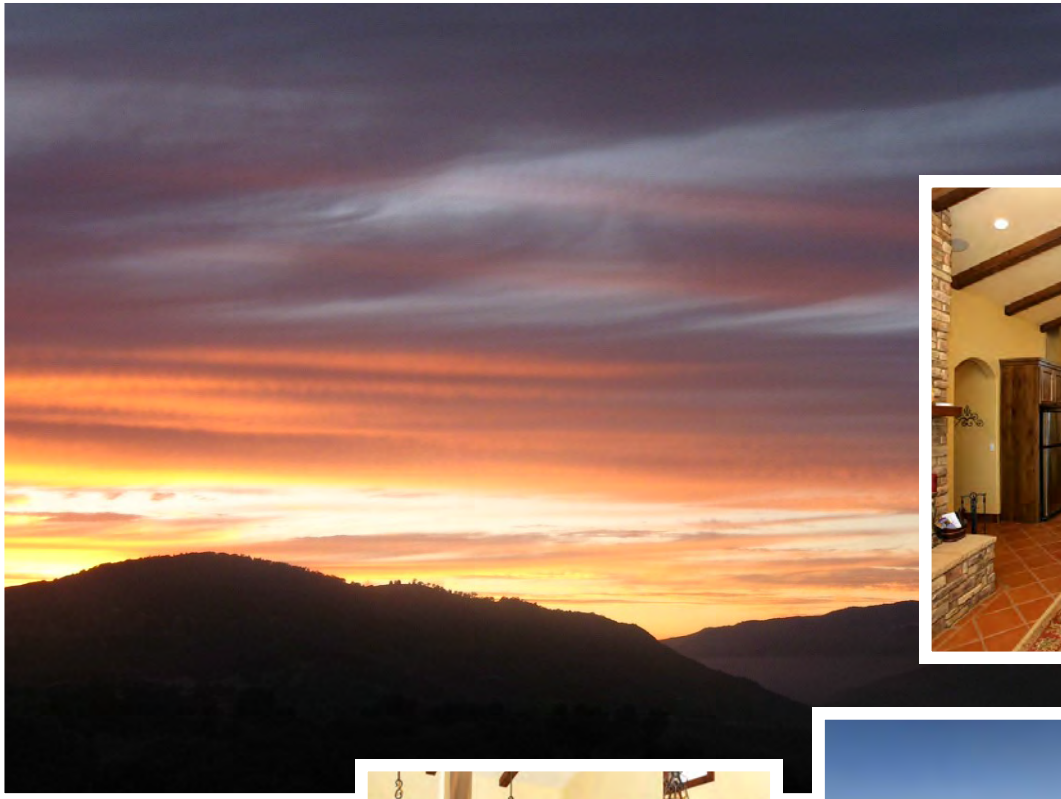
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Www.DONN.com

We Know The Back Country!



APN 194-051-1000



RELAX and UNWIND

This rare and beautiful site affords total privacy for those seeking to relax and unwind in the mountains. The energy-efficient and eco-friendly residence is quality built (2009) with upgraded insulation, custom alder wood trimmed windows and doors, granite counters, alder wood cabinets, GE Monogram appliances, Saltillo tile floors, alder wood baseboards, and much more. The orientation of the home optimizes passive solar energy with a professionally installed solar power system supported by a 17 kilowatt propane generator. A 10,000 gallon steel water storage tank and advance water treatment system provides ample sweet water from your own private high production well. Storage and workspace are accommodated with a new shed and 500 square foot detached custom garage with a fireplace. Heat is provided by a your choice of a propane forced air heating system or the custom rock fireplace with warm air blower that will heat the entire home in winter throughout the night. Air-scape ultra quiet whole house fan pulls in the cool night air during the summer. Exterior finish is upgraded Santa Barbara smooth style stucco with rock trim around the windows. The attractive roof is covered with concrete tiles. This dreamlike home site is surrounded by thousands of acres of woodlands and grasslands – the foreground view to the north from the back patio is across miles of open space. This is a legacy property to be enjoyed for generations.

“We Know The Back Country!”

**Detached**MLS #: **140009051**APN: **194-051-10-00**Address: **25730 Eagle Gap Rd**City: **Santa Ysabel, CA**Bedrooms: **3**

Optional BR:

Total BR: **3**Est.SqFt: **1,651**Year Built: **2009**Age Restrictions: **N/K**Sign on Property: **N**Status: **Active**

Sales

Price:

Ownership: **Fee Simple**Full Baths: **2**Half Baths: **0**Total Baths: **2**

Zoning:

Pets:

LP: **\$539,000**Orig.Price: **\$585,000**List Date: **02/18/2014**

OMD:

COE:

Possession:

Unit#/Space#:

Zip: **92070** MapCode: **0409J10**Community: **SANTA YSABEL**Neighborhood: **Mesa Grande**

Complex/Park:

Cross Streets: **MESA GRANDE RD**

Jurisdiction:

Water District:

School District:

[Media Link](#)

WalkScore

Lot Size: **10+ to 20 AC**Acres: **13.290****REMARKS AND SHOWING INFO**

Custom built (2009) Spanish retreat situated on 13.29 acres. Upgraded insulation, custom alder wood trimmed windows & doors, granite counters, alder wood cabinets, GE Monogram Appliances, Saltillo tile floors, alder wood baseboards & much more. The orientation of the home optimizes passive solar w/ professionally installed solar power system supported w/ a 17 kilowatt propane generator. A 10,000 gal steel water storage tank & ozone water treatment system provides sweet water from your own private well.

Directions to Property:

Mandatory Remarks: **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 FEATURESApprox # of Acres: **13.290**

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: **10+ to 20 AC**Lot Size Source: **Assessor Record**Water: **Well on Property**Sewer/Septic: **Septic Installed**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View:

Topography: **Slope Gentle, Rolling, Mountainous**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: **None Known**

Structures:

Complex Features:

Parking Garage: **Detached**Parking Garage Spaces: **2**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Other/Remarks**

MLS#: 140009051

25730 Eagle Gap Rd

LP: \$539,000

APPROX ROOM DIMENSIONS

Living Room: **20x18**
 Dining Room: **10x10**
 Family Room: **1x1**
 Kitchen: **10x15**
 Breakfast Area:
 Master BR: **19x15**
 Bedroom 2: **13x15**
 Bedroom 3: **12x15**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
1 Story		Other/Remarks
Approx Living Space	Floor Coverings	
Source of Square Feet		
Assessor Record		
Interior Walls	Fireplaces	
	Fireplace Location	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		Electric
Construction		Security	Laundry Location
Built on Site	Units in Bldg		Laundry Room
Exterior	Exclusive Use Yard	Cooling	Equipment:
Stucco		Other/Remarks	Other/Remarks
Roof	Patio		
Tile/Clay		Heat Source	
Guest House	Pool	Propane	
	N/K		
Guest House ESF:	Pool Heat	Heat Equipment	
		Forced Air Unit, Fireplace	
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:	Tax Rolls:
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:

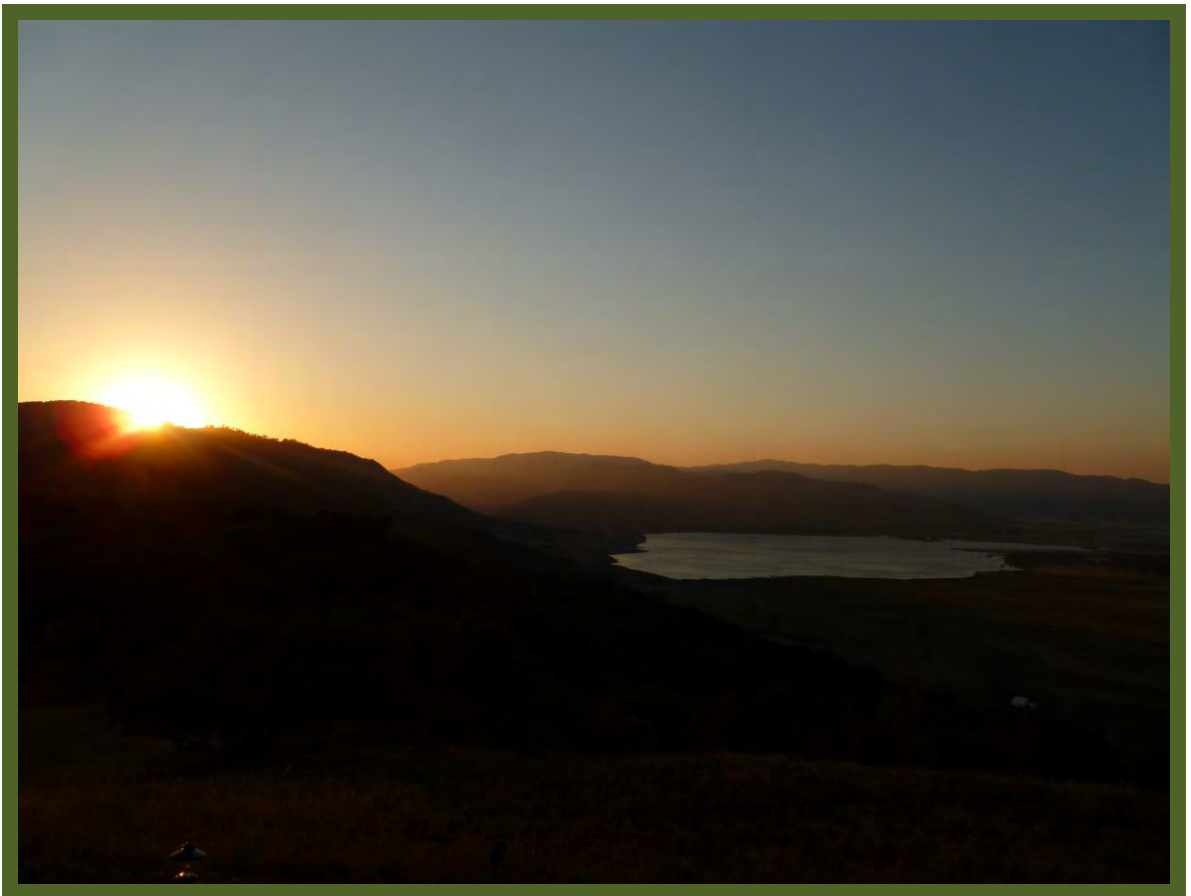
SUPPLEMENTAL REMARKS

Created against the backdrop of one of Southern California's most spectacular naturescapes, this custom built (2009) Spanish style retreat, situated at approx 3,500 feet above sea level on 13.29 wooded acres, features never-ending views of the vast Lake Henshaw Basin surrounding Lake Henshaw; Hot Springs Mountain - the highest point in San Diego County - and the Aguanga Mountain Range; Pechacho Peak and the Volcan Mountain Range; Palomar Observatory and the Palomar Mountain Range; the Agua Tibia Mountain Range; San Jacinto Peak in the Santa Rosa Mountains; and Mount San Geronio in the San Bernardino Mountain Range - all from your patio, complete with a gas fire pit and spa! The night time sky is filled with stars that cannot be seen from the city. This rare and beautiful site affords total privacy for those seeking a relaxing get-away in the mountains and a place to unwind and renew. The energy-efficient and eco-friendly residence is quality built with upgraded insulation, custom alder wood trimmed windows and doors, granite counters, alder wood cabinets, GE Monogram appliances, Saltillo tile floors, alder wood baseboards, and much more. Storage and workspace are accommodated with a new shed and 500 square foot detached custom garage with a fireplace. Heat is provided by a your choice of a propane forced air heating system or the custom rock fireplace with warm air blower that will heat the entire home in winter throughout the night. Airscape ultra quiet whole house fan pulls in the cool night air during the summer. Exterior finish is upgraded Santa Barbara smooth style stucco with rock trim around the windows. The attractive roof is covered with concrete tiles. This stunning and self-sustaining home was designed by architect Donald Levig and built by David Anderson Construction. See attachments for additional information.



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PROPERTY DESCRIPTION



Santa Ysabel Dream Home

Eagle Gap Hacienda

194-051-1000

25730 Eagle Gap Road
Santa Ysabel, CA 92070



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INTRODUCTION & OVERVIEW

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This stunning and self-sustaining home was designed by architect Donald Levig and built by David Anderson Construction.

NATURAL SETTING

This dreamlike home site is surrounded by thousands of acres of woodlands and grasslands – the foreground view to the north from the back patio is across miles of open space. Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with large ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in



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the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION

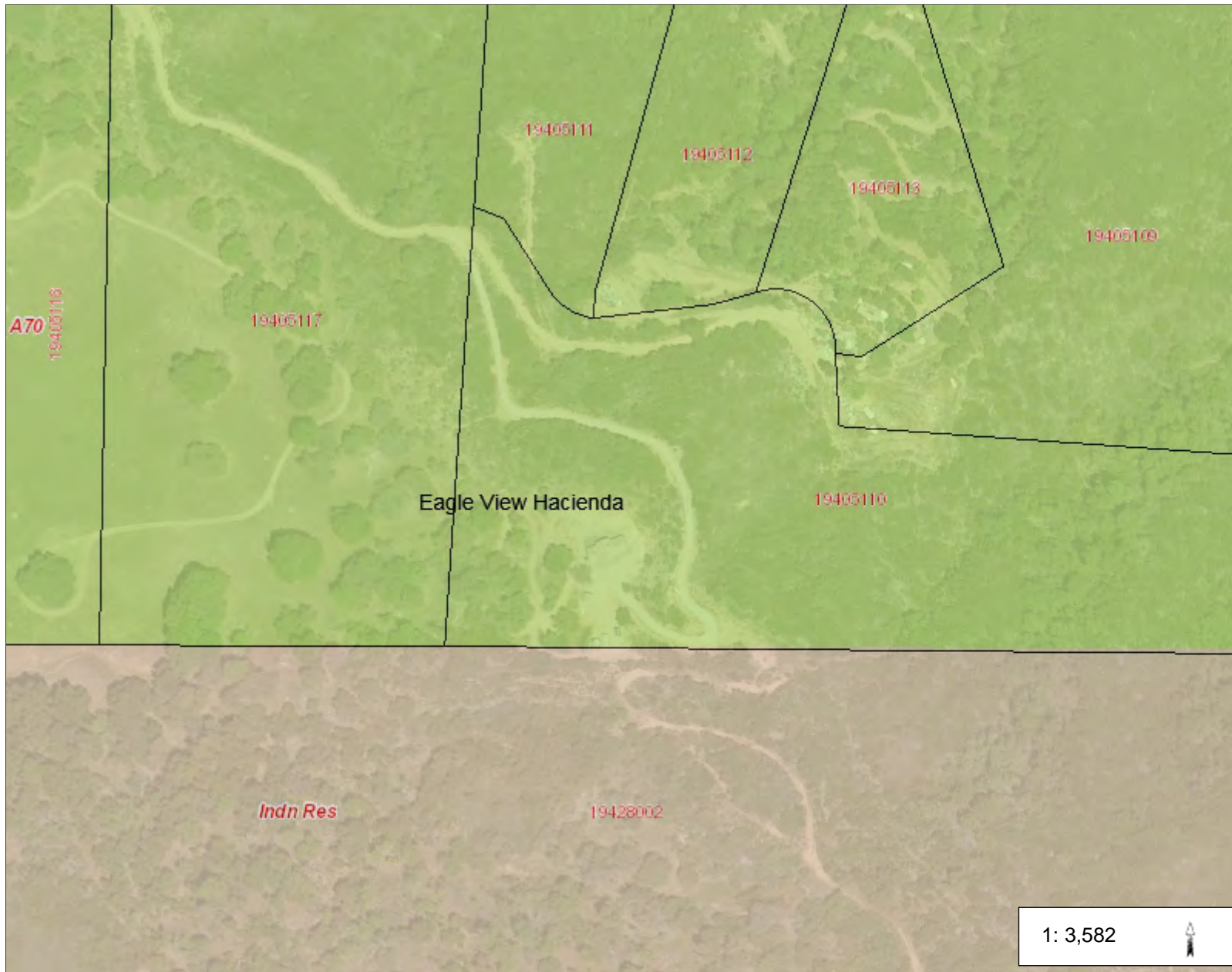
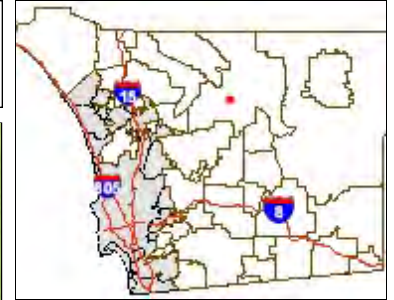
Agriculture is still the dominant economic activity in the Santa Ysabel area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. This beautiful site is located a short distance off of State Highway 76, with major shopping about 20 minutes driving time.

Recreation & Lifestyle

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch - which is presently undergoing a 50 million dollar renovation, and Borrego Springs, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.



Polley



Legend

- ☐ Assessor Parcels
- Zoning (Adopted 2011)**
 - Agriculture
 - Commerical and Office
 - Industrial
 - Multi-Family Residential
 - Residential Mobile Home
 - Rural Residential
 - Residential - Single
 - Residential - Urban
 - Residential - Variable
 - Fallbrook Revitalization Area
 - Open Space
 - Extractive Use
 - Transportation and Utility
 - Limited Control
 - Specific Plan
 - Holding Area
 - General Rural
 - City of San Diego/No Zone
 - Indian Reservation

Notes

0.1 0 0.06 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output 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



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

PARCEL: 1940511000

Report generated 4/17/2013 7:18:05 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1940511000

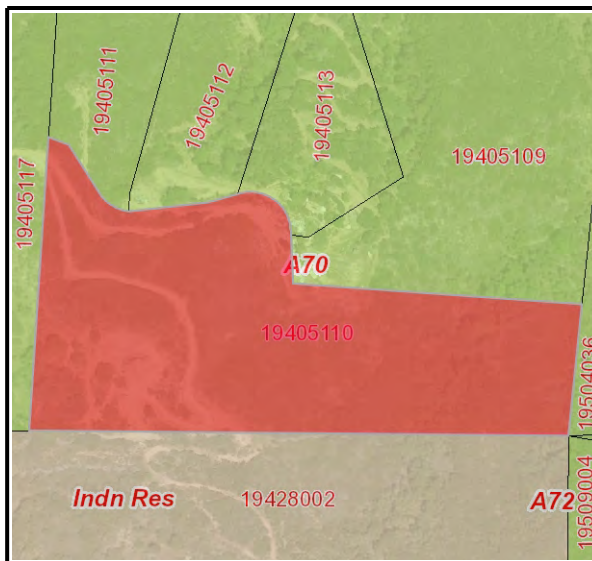
Legal Lot: _____

Community Plan: North Mountain

Planning Group:

Regional Category: Semi-Rural

General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-10) 1
DU/10 AC



Parcel highlighted in red

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

ZONE		
USE REGULATIONS		A70
ANIMAL REGULATIONS		O
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	8AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	C
	<i>(Contact your Fire Protection District for additional setback requirements)</i>	
	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/index.html>

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)