



LOS TULES HOME

PROPERTY REPORT

ADDRESS: 32639 Camino Moro, Warner Springs, CA 92086

DESCRIPTION: Turnkey home on usable 1.4^{+/-} ACRE offers something for everyone in the family. The large lot provides ample room for children, a pool, gardening, and a variety of other hobbies. The ranch style home features 3 bedrooms and 2 bathrooms under 1800 estimated square feet of very well maintained living space. Located at the base of the highest point in San Diego County, Hot Springs Mountain, big views to the west can be enjoyed from the large, covered patio. The open floor plan is ideal for entertaining and relaxing.

PRICE: \$335,000.00

APN: 137-122-0500

MLS: 140015070

CONTACT: *Donn Bree* Donn@Donn.com www.DONN.com 800-371-6669

Los Tules Home

Warner Springs, California



\$335,000

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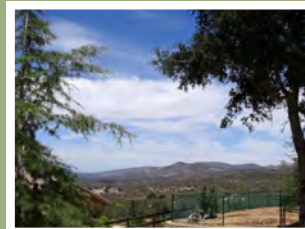
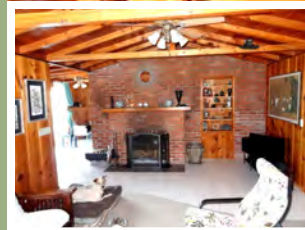
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In addition to the beautifully maintained home, this unusual property has a detached garage and office ideal for the self-employed professional or hands-on hobbyist. A newer solar system is mounted on this outbuilding, including a new controller.

For the gardener, a very large, fully enclosed, wood-framed green house with internally irrigated permanent growing bins constructed from cinder block create an environment allowing you to grow your own food during any season.

A huge bonus is all of the landscape clearing and cultivation that has been done; the property is in turnkey condition and set up for a low-maintenance lifestyle.

An important economic influence on the area is the renovation of the famous Warner Springs Ranch. Located within walking distance, the incredible Warner Ranch Resort will be undergoing a 50 million dollar makeover under the new Pacific Hospitality Group ownership. This project will attract worldwide interest to the area and may have a favorable impact on local home values in the future.



Property Features

- 1.4^{+/-} Usable Acres
- 1800 esf Home
- 3 Bed 2 Bath
- Garage
- Office
- Large Green House
- Solar
- Quiet Neighborhood
- Single Level
- Recreational Area



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!





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NATURAL SETTING

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with ranchettes blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey 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. This beautiful site is located a short distance off of State Highway 79, with major shopping about 40 minutes driving time.

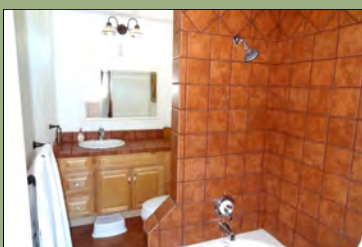
AREA INFORMATION

Agriculture is still the dominant economic activity in Warner Springs. 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.

Recreation & Lifestyle

The Pacific Crest Trail is walking distance from the east property boundary and the California Riding and Hiking Trail crosses the property near the lower arena. Within a few miles are the golf courses at Warner Springs Resort and Borrego Springs. Palomar Mountain, Mesa Grande, Warner's Ranch, Julian, Borrego Springs, Cuyamaca Lake and the Laguna mountains offer recreational activities sure to satisfy every family member. Temecula, Escondido, Ramona, and El Cajon are all accessible by lightly traveled County and/or State roads within approximately one hour driving time.

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PROPERTY DESCRIPTION



Los Tules Home
Warner Springs
137-122-0500
32639 Camino Moro
Warner Springs, CA 92086

**Detached**MLS #: **140015070**APN: **137-122-05-00**Address: **32639 Camino Moro**City: **Warner Springs, CA**Bedrooms: **3**

Optional BR:

Total BR: **3**Est.SqFt: **1,800**Year Built: **1948**Age Restrictions: **N/K**Sign on Property: **Y**Status: **Active**

Sales

Price:

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

Pets:

LP: **\$335,000**Orig.Price: **\$335,000**List Date: **03/21/2014** MT:OMD: AMT: **0**

COE:

Possession:

Unit#/Space#:

Zip: **92086** MapCode: **1055G7**Community: **WARNER SPRINGS**Neighborhood: **Warner Springs**

Complex/Park:

Cross Streets: **Camino San Ignacio**

Jurisdiction:

Water District: **LTM**School District: **WARNER**[Media Link](#)

WalkScore

Lot Size: **1+ to 2 AC**Acres: **1.400****REMARKS AND SHOWING INFO**Directions to Property: **79N to Camino San Ignacio. Left on Camino Moro**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: **1.400**Approx Lot Sq Ft: **60984**

Approx Lot Dim:

Lot Size: **1+ to 2 AC**Lot Size Source: **Assessor Record**Water: **Meter on Property**Sewer/Septic: **Septic Installed**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View: **Mountains/Hills, Panoramic, Greenbelt, Valle**Topography: **Level, Rolling**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: **None Known**Structures: **Greenhouse**

Complex Features:

Parking Garage: **Detached**Parking Garage Spaces: **3**Parking Non-Garage: **Driveway, Detac**Parking Non-Garaged Spaces: **20**Total Parking Spaces: **23**Parking for RV: **On-Site Parking, Hoo**Fencing: **N/K**

MLS#: 140015070

32639 Camino Moro

LP: \$335,000

APPROX ROOM DIMENSIONS

Living Room: **22x14**
 Dining Room: **10x8**
 Family Room: **0x0**
 Kitchen: **12x10**
 Breakfast Area:
 Master BR: **23x13**
 Bedroom 2: **16x11**
 Bedroom 3: **12x10**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories 1 Story	Sub-Flooring	Searchable Rooms Dining Room
Approx Living Space 1,500 to 1,999 Sq	Floor Coverings Carpet, Tile	Bedroom(s) Entry Level
Source of Square Feet Owner	Fireplaces 2	Great Room
Interior Walls Drywall	Fireplace Location FP in Living Room, FP in Dining Room	Master Retreat
		MBR Entry Level
		Storage Room
		Workshop

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities Electric, Propane
Construction Built on Site	Stories in Bldg	Security	Laundry Location Laundry Room
Exterior Stucco, Wood	Units in Bldg	Cooling Central Forced Air	Equipment: Disposal, Dryer, Microwave, Range/Oven, Solar Panels, Refrigerator, Washer
Roof Composition	Exclusive Use Yard Y	Heat Source Electric, Propane	
Guest House	Patio	Heat Equipment Forced Air Unit, Fireplace, P	
Guest House ESF:	Pool N/K		
Entry Level Unit	Pool Heat		
3 Stairs/Steps to Entry N			

MANUFACTURED/MOBILE HOME OPTIONS

Lenght x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Tax Rolls:
Axles:	Skirting:		
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:

SUPPLEMENTAL REMARKS



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INTRODUCTION & OVERVIEW

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

PARCEL: 1371220500

Report generated 7/31/2013 11:00:35 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1371220500

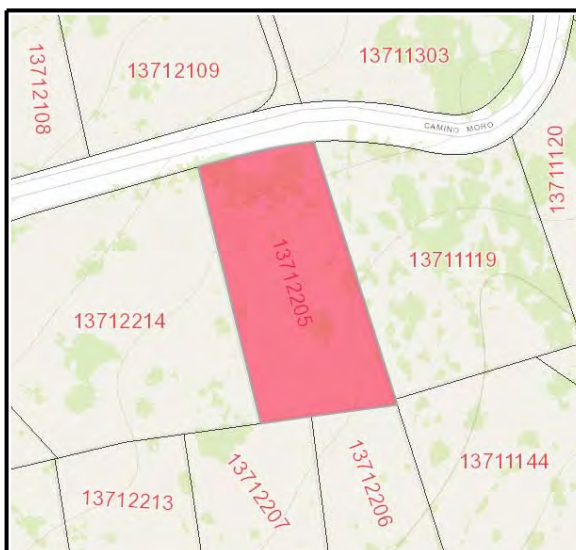
Legal Lot: _____

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	15000
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	D
	(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>

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 permitted by the RR 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.
 - Minor Impact Utilities
 - Small Schools
- c. Commercial Use Types.
 - Cottage Industries (see Section 6920)
 - (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)

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
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Group Care
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- 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)