



**LN**  
 MLS #: **180010101**  
 APN: **408-240-23-00**  
 Addr: **0 Viejas Blvd 105**  
 City,St: **Descanso , CA**  
 Zip: **91916**

Status: **SOLD**  
 Short Sale: **No**  
 Lot #: **105**

List Price: **\$49,950 - \$54,950**  
 Original Price: **\$79,950** DOMLS **70**  
 Sold Price: **\$56,200** MT **70**  
 List Date: **2/26/2018** LP/SqFt: \$156,1  
 Modified Date: **2/7/2019** SP/SqFt: \$156,  
 COE Date: **8/17/2018**

Lot Size: **.25 to .5 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning: **R1**  
 Additional Property Use: **N/K**  
 Development:  
 Highest Best Use: **Residential**

Community: **DESCANSO**  
 Neighborhd: **Descanso Park**  
 Complex:  
 Restrictions: **Call Agent**

Age Restrictions: **N/K**  
 View:  
 Pool:

Virtual Tour Link

MandRem **None Known**

**Seller will Entertain Offers between 49950 - 54950**

Listing Type **EA**

Schedule a Showing



**REMARKS AND SHOWING INFO**

**Residential lot for sale in the city of Descanso. Utilities are to the property. Ready to build on bring your plans and build your new home.**

Conf. Remarks: **Call 2nd Agent Marco**

Cross Streets: **Manzanita Ln** Map Code: **1236B3** CBB%: **4.00** CBB\$: CVR: N  
 Directions To Property: **google it please**  
 Showing Instructions: **Go Show**  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Alex Obeso Jr. - 619-322-9212**  
 2nd Agent: **Marco A Barnett - 858-257-8039**  
 Listing Office: **Keller Williams Realty - Office: 619-779-7200**

BRE License#: **01398536**  
 Broker ID: **3162**  
 Fax: **Fax: 619-779-7290**

Off Market Date: **5/7/2018** Close of Escrow: **8/17/2018** Financing: **CASH**  
 Selling Agent: **Sheri M Minix - 619-659-9603** SA BRE#  
 Selling Office: **Cabrillo Mortgage & Realty Ser - Office: 619-285-0800**

Concessions:  
 Sale Price: **\$56,200**  
 Exp Date:

HO Fee Includes:  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type:  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat:

Wtr Dist: **DESCANSO WATER DISTRICT**  
 School District:

Fencing: **N/K**  
 Frontage: **Canyon**  
 Irrigation: **N/K**  
 Miscellaneous:  
 Prop. Restrictions Known:  
 Site:  
 Structures:  
 Terms: **Cash, Conventional, Land Contract**  
 Topography: **Level**  
 Utilities Available: **Below Ground, Electric**

Utilities to Site: **Propane**

Water: **Available**  
 Sewer/Septic:





**LN**  
 MLS #: **170041308**  
 APN: **409-021-08-00**  
 Addr: **8298 Highway 79 28,29,30**  
 City,St: **Descanso, CA**  
 Zip: **91916**

Status: **SOLD**  
 Short Sale: **No**  
 Lot #: **28,29,30**

List Price: **\$79,900**  
 Original Price: **\$90,000**  
 Sold Price: **\$79,900**  
 List Date: **8/4/2017**  
 Modified Date: **4/6/2018**  
 COE Date: **4/6/2018**  
 DOMLS **185**  
 MT **189**  
 LP/SqFt: \$46,45  
 SP/SqFt: \$46,4

Lot Size: **1+ to 2 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **N/K**  
 Development: **Other/Remarks**  
 Highest Best Use: **Recreational, Residential**

Community: **DESCANSO**  
 Neighborhd: **Descanso Junction**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Greenbelt, Mountains/Hills, Parklike**  
 Pool: **N/K**

MandRem **None Known**

Listing Type **ER**

Virtual Tour Link

Schedule a Showing



**REMARKS AND SHOWING INFO**

**1.72 acres bordering the Cleveland National Forest. Oak and willow trees. . Seasonal creek. Old cabin on property burned in the Cedar fire. Perc test completed. Recent survey. Power pole on property. Will need new well and storage tank.**

Conf. Remarks: **BTVABCOE**

Cross Streets: **Riverside** Map Code: CBB%: **3.00** CBB\$: CVR: N  
 Directions To Property: **Turn left just past 8274 Highway 79. Cross creek take first left for NE corner of property. Look for white PVC pipes.**  
 Showing Instructions:  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **John Elliott - 619-445-5011**  
 2nd Agent:  
 Listing Office: **Descanso Real Estate - Office: 619-445-5011**

BRE License#: **00544861**  
 Broker ID: **23483**  
 Fax: **Fax: 619-445-1983**

Off Market Date: **2/6/2018** Close of Escrow: **4/6/2018** Financing: **SMC**  
 Selling Agent: **John Elliott - 619-445-5011** SA BRE#  
 Selling Office: **Descanso Real Estate - Office: 619-445-5011**

Concessions:  
 Sale Price: **\$79,900**  
 Exp Date:

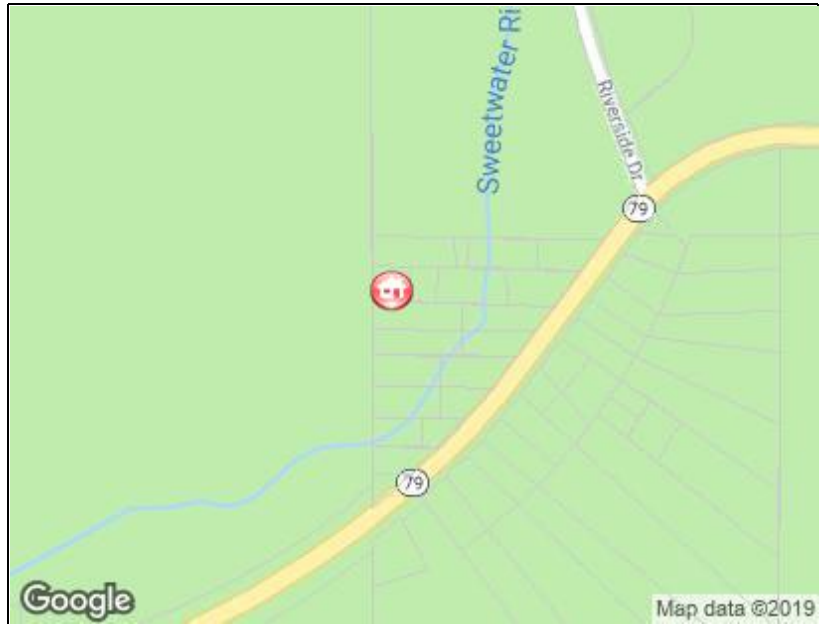
HO Fee Includes: **N/K**  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **N/K**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **N/K**

Wtr Dist: **OUT OF AREA**  
 School District: **MOUNT**

Fencing: **N/K**  
 Frontage: **BLM/National Forest**  
 Irrigation: **N/K**  
 Miscellaneous: **Livestock Allowed, N/K**  
 Prop. Restrictions Known: **None Known**  
 Site: **Easement Access, Other/Remarks**  
 Structures: **Shed**  
 Terms: **Cash**  
 Topography: **Slope Gentle, Other/Remarks**  
 Utilities Available: **Electric, N/K**

Utilities to Site: **Electric**

Water: **N/K**  
 Sewer/Septic: **Perc Test Completed**





**LN**  
 MLS #: **180016861**  
 APN: **405-290-15-00**  
 Addr: **00000 Manzanita Dr A and BLK E**  
 City,St: **Descanso , CA**  
 Zip: **91916**

Status: **SOLD**  
 Short Sale: **No**  
 Lot #: **A and**

List Price: **\$89,900**  
 Original Price: **\$89,000** DOMLS **212**  
 Sold Price: **\$78,000** MT **225**  
 List Date: **3/23/2018** LP/SqFt:  
 Modified Date: **12/8/2018** SP/SqFt:  
 COE Date: **12/7/2018**

Lot Size: **.5 to 1 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **N/K**  
 Development:  
 Highest Best Use:

Community: **DESCANSO**  
 Neighborhd: **Manzanita**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Mountains/Hills**  
 Pool: **N/K**

Virtual Tour Link

MandRem **None Known**

Listing Type **ER**



Schedule a Showing

**REMARKS AND SHOWING INFO**

**If you're looking for a solid building site, look no further. Over 1/2 acre on a public street, power pole on property, two APN's, water available from Descanso Water District (5k), surveyed, proposed septic layout from engineer. Great views, oaks and Manzanitas, nice homes in area.**

Conf. Remarks: **Descanso Water District says meters are 5k plus installation costs.**

Cross Streets: **Sycamore** Map Code: CBB%: **4.00** CBB\$: CVR: N  
 Directions To Property: **Oak Grove, left on Sycamore, left Elm, left on shared driveway on top of hill or drive around and is next to 23324**  
 Showing Instructions: **Go and show. Listing agent is available to assist in showing.**  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **John Elliott - 619-445-5011** BRE License#: **00544861**  
 2nd Agent: Broker ID: **23483**  
 Listing Office: **Descanso Real Estate - Office: 619-445-5011** Fax: **Fax: 619-445-1983**

Off Market Date: **11/2/2018** Close of Escrow: **12/7/2018** Financing: **CASH** Concessions:  
 Selling Agent: **John Elliott - 619-445-5011** SA BRE# Sale Price: **\$78,000**  
 Selling Office: **Descanso Real Estate - Office: 619-445-5011** Exp Date:

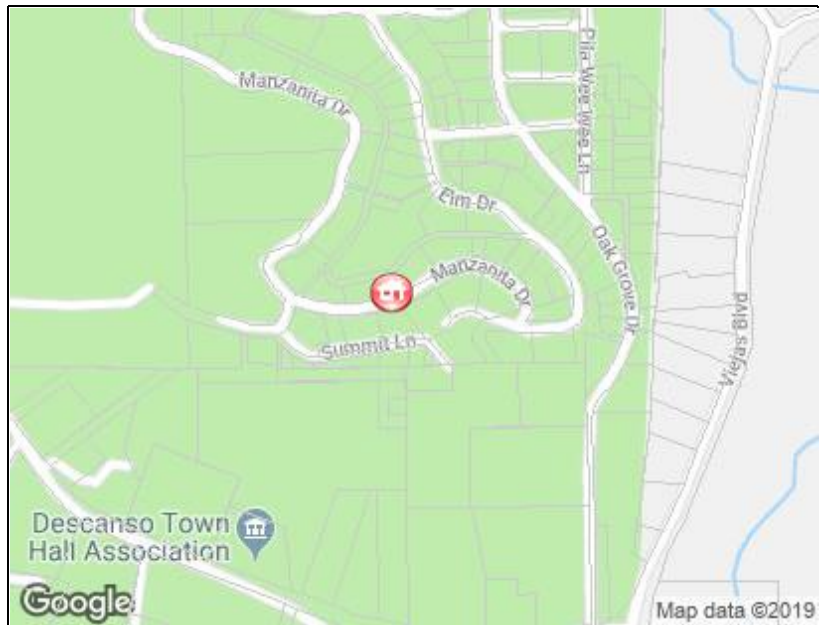
HO Fee Includes:  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **N/K**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat:

Wtr Dist: **DESCANSO WATER DISTRICT**  
 School District: **MOUNT**

Fencing: **Partial**  
 Frontage: **N/K**  
 Irrigation: **N/K**  
 Miscellaneous:  
 Prop. Restrictions Known: **None Known**  
 Site: **N/K**  
 Structures: **N/K**  
 Terms: **Cash**  
 Topography: **Level, Slope Gentle**  
 Utilities Available: **Electric, Other/Remarks**

Utilities to Site: **N/K**

Water: **Available**  
 Sewer/Septic: **Other/Remarks**







**LN**  
 MLS #: **180003999**  
 APN: **408-232-19-00**  
 Addr: **25116 Manzanita Ln 47**  
 City,St: **Descanso, CA**  
 Zip: **91916**

Status: **SOLD**  
 Short Sale: **No**  
 Lot #: **47**

List Price: **\$160,000 - \$199,000**  
 Original Price: **\$199,000** DOMLS **0**  
 Sold Price: **\$150,000** MT **10**  
 List Date: **1/23/2018** LP/SqFt: \$441,1  
 Modified Date: **3/16/2018** SP/SqFt: \$441,  
 COE Date: **3/15/2018**

Lot Size: **.5 to 1 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx: **14,779**

Land Use Code:  
 Zoning:  
 Additional Property Use: **N/K**  
 Development:  
 Highest Best Use:

Community: **DESCANSO**  
 Neighborhd: **Descanso Park**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View:  
 Pool:

MandRem **None Known**

**Seller will Entertain Offers between 160000 - 199000**

Listing Type **ER**

Schedule a Showing



**REMARKS AND SHOWING INFO**

**Variance Granted for Lot/Land. This property comes with 3 additional parcels situated to build your dream home! The house on this parcel may or may not be able to be restored. The lot square footage for this property is 14,779 sf. With the additional 3 parcels that are included with this property, the lot square footage totals 41,493 sf. Descanso is located east of Alpine and west of Pine Valley in the Cuyamaca Mountains.**

Conf. Remarks: **The additional parcel numbers that are included in this offering are: 408-232-22 ; 408-232-23 ; 408-232-24. Call agent for details. Buyer to verify All MLS information prior to COE.**

Cross Streets: **Viejas Blvd** Map Code: CBB%: **5.00** CBB\$: **0** CVR: **N**  
 Directions To Property:  
 Showing Instructions: **Vacant & easy to walk property. Call agent with questions. DO NOT ENTER the**  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Jen Koehnen - 619-578-8596** BRE License#: **01802820**  
 2nd Agent: Broker ID: **4448**  
 Listing Office: **Pacific Sotheby's Int'l Realty - Office: 858-259-8300** Fax: **Fax: 858-259-8311**

Off Market Date: **1/22/2018** Close of Escrow: **3/15/2018** Financing: **CONV** Concessions:  
 Selling Agent: **Jen Koehnen - 619-578-8596** SA BRE# Sale Price: **\$150,000**  
 Selling Office: **Pacific Sotheby's Int'l Realty - Office: 858-259-8300** Exp Date:

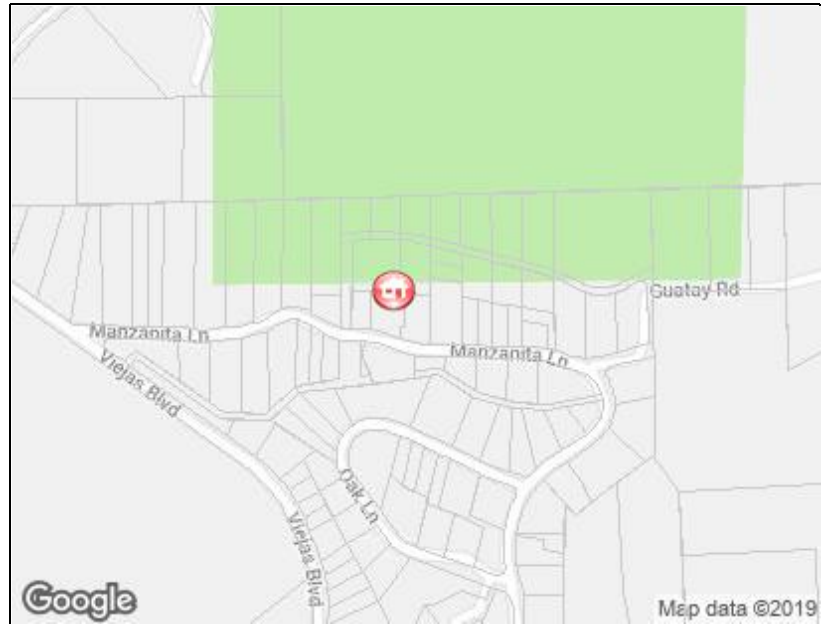
HO Fee Includes:  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type:  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat:

Wtr Dist: **DESCANSO WATER DISTRICT**  
 School District:

Fencing: **Partial**  
 Frontage: **N/K**  
 Irrigation: **N/K**  
 Miscellaneous:  
 Prop. Restrictions Known:  
 Site:  
 Structures:  
 Terms: **Cash**  
 Topography: **Rolling, Slope Gentle**  
 Utilities Available: **Other/Remarks**

Utilities to Site: **Electric**

Water: **Available**  
 Sewer/Septic: **Other/Remarks**





**LN**  
 MLS #: **170054933**  
 APN: **408-080-62**  
 Addr: **0000 Old Highway 80 A62**  
 City,St: **Descanso, CA**  
 Zip: **91916**

Status: **SOLD**  
 Short Sale: **No**  
 Lot #: **A62**

List Price: **\$199,000**  
 Original Price: **\$209,000** DOMLS **93**  
 Sold Price: **\$199,000** MT **93**  
 List Date: **10/21/2017** LP/SqFt: \$97,07  
 Modified Date: **8/8/2018** SP/SqFt: \$97,0  
 COE Date: **5/11/2018**

Lot Size: **2+ to 4 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **Grove, Ranch/Farm**  
 Development: **Final Map, Other/Remarks**  
 Highest Best Use: **Residential**

Community: **DESCANSO**  
 Neighborhd: **Old Hwy 80**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Mountains/Hills**  
 Pool: **N/K**

MandRem **None Known**

Listing Type **ER**

Virtual Tour Link

Schedule a Showing



**REMARKS AND SHOWING INFO**

**Lot A is a private 2.05 acre lot just behind the gates with tons of mature oaks. Electricity to the street and a private well already installed on the property. Lot A is very private, sitting up off the street with views of the mountains and hills and naturally buffered by Oaks.**

Conf. Remarks:

Cross Streets: **Hwy 79** Map Code: CBB%: **2.50** CBB\$: CVR: N  
 Directions To Property: **Hwy 8 to Japatul Valley Road, Make a left off exit ramp property is on the left.**  
 Showing Instructions: **please call or text agent for gate code. Lot is the first lot on your left**  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Heather Hunter - Home: 760-274-7723**  
 2nd Agent:  
 Listing Office: **Country Developers Inc - Office: 760-274-7723**

BRE License#: **01404147**  
 Broker ID: **87640**  
 Fax:

Off Market Date: **1/22/2018** Close of Escrow: **5/11/2018** Financing: **LND CNT**  
 Selling Agent: **Joseph Stoveken - Cell: 619-995-6054** SA BRE#  
 Selling Office: **Real Innovate Realty - Office: 877-734-8207**

Concessions:  
 Sale Price: **\$199,000**  
 Exp Date:

HO Fee Includes: **Other/Remarks**  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **Security Gate**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **Gated Community, Horse Trails, RV/Boat Parking**

Wtr Dist: **OUT OF AREA**  
 School District: **MOUNT**

Fencing: **Partial**  
 Frontage: **BLM/National Forest, Canyon**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed, Horse Trails, Livestock Allowed**  
 Prop. Restrictions Known: **Other/Remarks**  
 Site: **Corner Lot, Cul-De-Sac, National Forest, Private**  
 Structures: **N/K**  
 Terms: **Cash, Conventional, FHA, VA**  
 Topography: **Canyon/Valley, Mountainous, Slope Gentle**  
 Utilities Available: **Electric**

Utilities to Site: **Electric**

Water: **Well on Property**  
 Sewer/Septic: **Perc Update Needed**





**LN**  
 MLS #: **170054946**  
 APN: **408-080-63**  
 Addr: **0000 Old Highway 80 B63**  
 City,St: **Descanso , CA**  
 Zip: **91916**

Status: **SOLD**  
 Short Sale: **No**  
 Lot #: **B63**

List Price: **\$215,000**  
 Original Price: **\$219,000** DOMLS **72**  
 Sold Price: **\$215,000** MT **81**  
 List Date: **10/21/2017** LP/SqFt:  
 Modified Date: **4/19/2018** SP/SqFt:  
 COE Date: **4/12/2018**

Lot Size: **2+ to 4 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **Ranch/Farm**  
 Development: **Req Map Improve Completed, CC&RS**  
 Highest Best Use: **Residential**

Community: **DESCANSO**  
 Neighborhd: **hwy 80**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Mountains/Hills, Valley/Canyon**  
 Pool: **N/K**

Virtual Tour Link

MandRem **None Known**

Listing Type **ER**



Schedule a Showing

**REMARKS AND SHOWING INFO**

**Parcel B is 3.87 acre view lot in the new gated community. This parcel sits high above the street with a view of the mountains and canyons. Property has a well drilled and electricity is to the site.**

Conf. Remarks:

Cross Streets: **Hwy 79** Map Code: CBB%: **2.50** CBB\$: CVR: N  
 Directions To Property:  
 Showing Instructions:  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Heather Hunter - Home: 760-274-7723**  
 2nd Agent:  
 Listing Office: **Country Developers Inc - Office: 760-274-7723**

BRE License#: **01404147**  
 Broker ID: **87640**  
 Fax:

Off Market Date: **1/1/2018** Close of Escrow: **4/12/2018** Financing: **LND CNT**  
 Selling Agent: **Amanda Montgomery - Home: 619-985-3373** SA BRE#  
 Selling Office: **Keller Williams SD Cen Coastal - Office: 619-814-7500**

Concessions:  
 Sale Price: **\$215,000**  
 Exp Date:

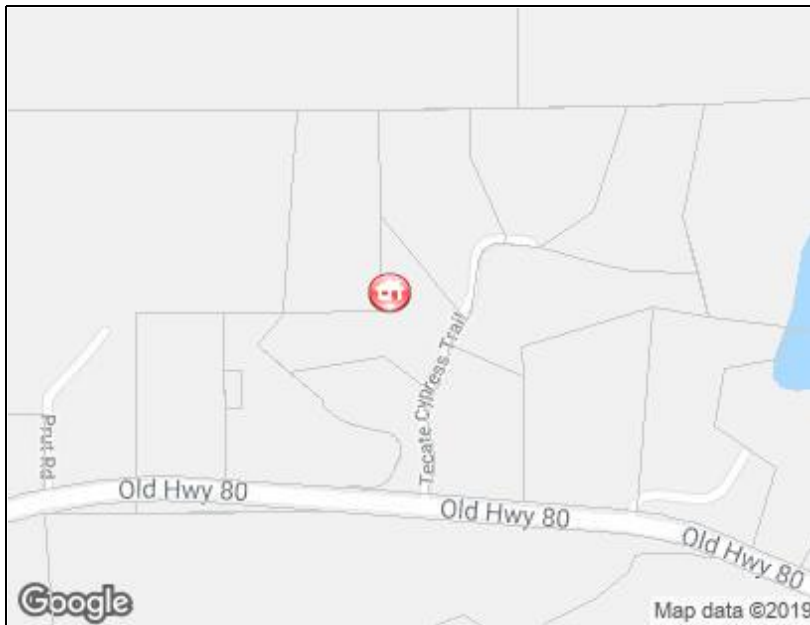
HO Fee Includes: **Gated Community**  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **Security Gate**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **Biking/Hiking Trails, Gated Community, Horse Trails, RV/Boat Parking**

Wtr Dist: **OUT OF AREA**  
 School District: **MOUNT**

Fencing: **N/K**  
 Frontage: **BLM/National Forest**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed, Livestock Allowed**  
 Prop. Restrictions Known:  
 Site: **Cul-De-Sac, Irregular Lot, Private Street, Street**  
 Structures: **N/K**  
 Terms: **Cash, Conventional, FHA, VA**  
 Topography: **Canyon/Valley, Mountainous**  
 Utilities Available: **Electric**

Utilities to Site: **Electric**

Water: **Well on Property**  
 Sewer/Septic: **Perc Update Needed**





**LN**  
 MLS #: **170054950**  
 APN: **408-100-19**  
 Addr: **0000 Old Highway 80 C19**  
 City,St: **Descanso, CA**  
 Zip: **91916**

Status: **SOLD**  
 Short Sale: **No**  
 Lot #: **C19**

List Price: **\$225,000**  
 Original Price: **\$225,000** DOMLS **12**  
 Sold Price: **\$225,000** MT **12**  
 List Date: **10/21/2017** LP/SqFt:  
 Modified Date: **4/2/2018** SP/SqFt:  
 COE Date: **3/30/2018**

Lot Size: **4+ to 10 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **Ranch/Farm**  
 Development: **CC&RS, Final Map**  
 Highest Best Use: **Residential**

Community: **DESCANSO**  
 Neighborhd: **Old Highway 80**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Mountains/Hills, Parklike**  
 Pool: **N/K**

MandRem **None Known**

Listing Type **ER**



**REMARKS AND SHOWING INFO**

**4.19 acres of park like setting in the new gated community. This parcel has mature oaks and is mainly flat and with a nice home site. The parcel has a well already drilled and electricity to the site. Ready to build your dream home.**

Conf. Remarks:

Cross Streets: **Highway 79** Map Code: CBB%: **2.50** CBB\$: CVR: N  
 Directions To Property:  
 Showing Instructions:  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Heather Hunter - Home: 760-274-7723** BRE License#: **01404147**  
 2nd Agent: Broker ID: **87640**  
 Listing Office: **Country Developers Inc - Office: 760-274-7723** Fax:

Off Market Date: **11/2/2017** Close of Escrow: **3/30/2018** Financing: **CASH** Concessions:  
 Selling Agent: **Heather Hunter - Home: 760-274-7723** SA BRE# Sale Price: **\$225,000**  
 Selling Office: **Country Developers Inc - Office: 760-274-7723** Exp Date:

HO Fee Includes: **Gated Community**  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **N/K**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **Gated Community**

Wtr Dist: **OUT OF AREA**  
 School District: **MOUNT**

Fencing: **Partial**  
 Frontage: **BLM/National Forest, Canyon**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed, Other/Remarks**  
 Prop. Restrictions Known: **Open Space**  
 Site: **Cul-De-Sac, Private Street, Street Paved**  
 Structures: **N/K**  
 Terms: **Cash, Conventional, FHA, VA**  
 Topography: **Level, Slope Gentle**  
 Utilities Available: **Electric, Telephone**

Utilities to Site: **Electric, Telephone**

Water: **Meter on Property**  
 Sewer/Septic: **Perc Update Needed**







**LN** Status: **SOLD**  
 MLS #: **170055036** Short Sale: **No**  
 APN: **408-080-41-00** Lot #: **L41**  
 Addr: **0000 Old Highway 80 L41**  
 City,St: **Descanso, CA**  
 Zip: **91916**

List Price: **\$225,000**  
 Original Price: **\$225,000** DOMLS **70**  
 Sold Price: **\$225,000** MT **79**  
 List Date: **10/23/2017** LP/SqFt: \$42,85  
 Modified Date: **4/28/2018** SP/SqFt: \$42,8  
 COE Date: **4/24/2018**

Lot Size: **4+ to 10 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **Ranch/Farm**  
 Development: **CC&RS, Curbs, Final Map**  
 Highest Best Use: **Residential**

Community: **DESCANSO**  
 Neighborhd: **Old Highway 80**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Mountains/Hills, Parklike**  
 Pool: **N/K**

MandRem **None Known**

Listing Type **ER**

Schedule a Showing



**REMARKS AND SHOWING INFO**

**Parcel L is the largest and most private home site being offered. this parcel is 5.25 acres of gentle sloping land. Property has a well drilled and Electricity to street. Tucked in the back of the small gated community and endless views from this parcel.**

Conf. Remarks:

Cross Streets: **Highway 79** Map Code: CBB%: **2.50** CBB\$: CVR: N  
 Directions To Property:  
 Showing Instructions:  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Heather Hunter - Home: 760-274-7723** BRE License#: **01404147**  
 2nd Agent: Broker ID: **87640**  
 Listing Office: **Country Developers Inc - Office: 760-274-7723** Fax:

Off Market Date: **1/1/2018** Close of Escrow: **4/24/2018** Financing: **LND CNT** Concessions:  
 Selling Agent: **Joseph Stoveken - Cell: 619-995-6054** SA BRE# Sale Price: **\$225,000**  
 Selling Office: **Real Innovate Realty - Office: 877-734-8207** Exp Date:

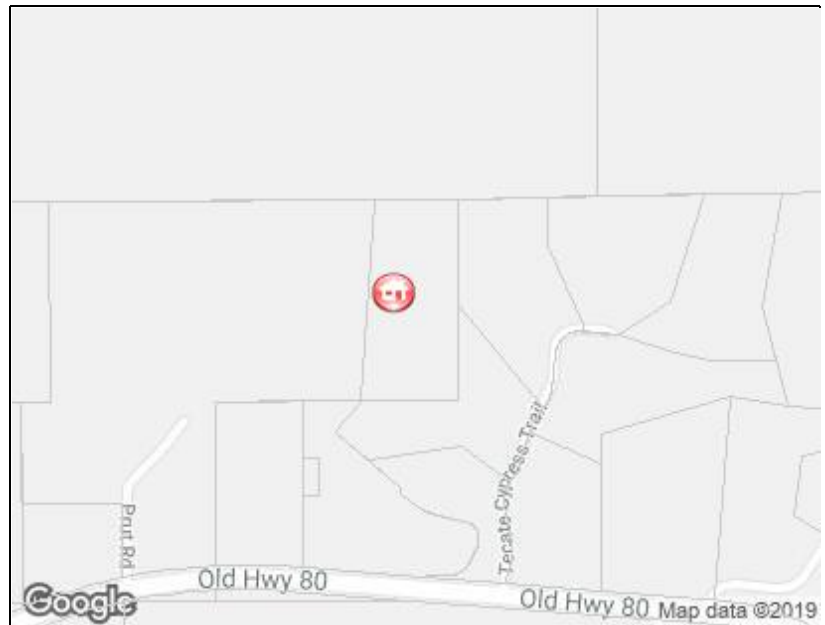
HO Fee Includes: **Gated Community**  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **Security Gate**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **Gated Community**

Wtr Dist: **OUT OF AREA**  
 School District: **MOUNT**

Fencing: **Partial**  
 Frontage: **BLM/National Forest**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed**  
 Prop. Restrictions Known: **CC&R's**  
 Site: **Easement Access**  
 Structures: **N/K**  
 Terms: **Cash, Conventional, FHA, VA**  
 Topography: **Mountainous**  
 Utilities Available: **Electric, Telephone**

Utilities to Site: **Electric, Telephone**

Water: **Well on Property**  
 Sewer/Septic: **Perc Update Needed**







**LN** Status: **SOLD**  
 MLS #: **170055053** Short Sale: **No**  
 APN: **408-100-20** Lot #: **D20**  
 Addr: **0000 Old Highway 80 D20**  
 City,St: **Descanso, CA**  
 Zip: **91916**

List Price: **\$225,000**  
 Original Price: **\$225,000** DOMLS **10**  
 Sold Price: **\$225,000** MT **17**  
 List Date: **10/23/2017** LP/SqFt: \$55,14  
 Modified Date: **4/2/2018** SP/SqFt: \$55,1  
 COE Date: **3/30/2018**

Lot Size: **4+ to 10 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **Ranch/Farm**  
 Development: **Curbs, Final Map**  
 Highest Best Use: **Residential**

Community: **DESCANSO**  
 Neighborhd: **Old Highway 80**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Mountains/Hills, Parklike**  
 Pool: **N/K**

MandRem **None Known**

Listing Type **ER**

Schedule a Showing



**REMARKS AND SHOWING INFO**

**Parcel D is a very nice parcel in the rear of the project and is 4.08 acres of Park like land. This property already had Electricity to the site and a well on the property. A small gated community of home sites designed with privacy and space in mind.**

Conf. Remarks:

Cross Streets: **Highway 79** Map Code: CBB%: **2.50** CBB\$: CVR: N  
 Directions To Property:  
 Showing Instructions:  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Heather Hunter - Home: 760-274-7723** BRE License#: **01404147**  
 2nd Agent: Broker ID: **87640**  
 Listing Office: **Country Developers Inc - Office: 760-274-7723** Fax:

Off Market Date: **11/2/2017** Close of Escrow: **3/30/2018** Financing: **CASH** Concessions:  
 Selling Agent: **Heather Hunter - Home: 760-274-7723** SA BRE# Sale Price: **\$225,000**  
 Selling Office: **Country Developers Inc - Office: 760-274-7723** Exp Date:

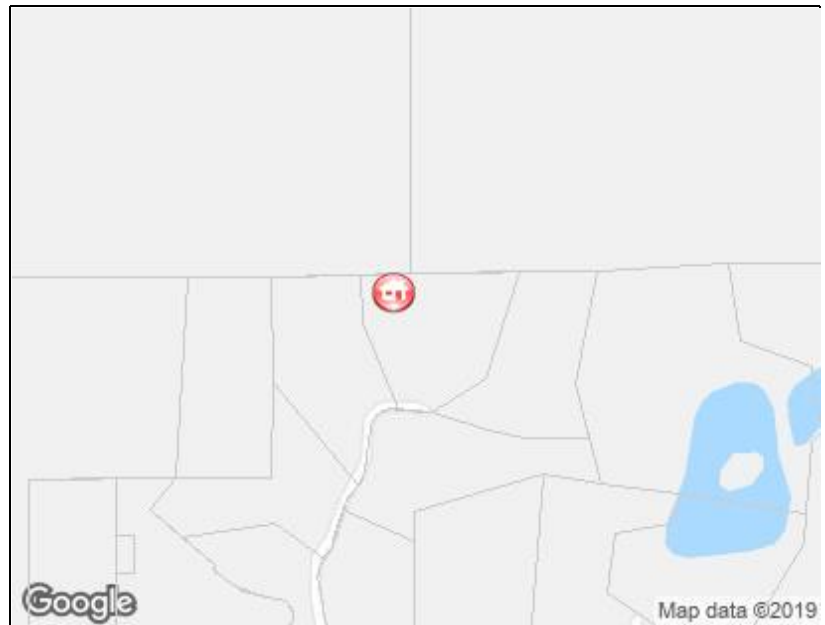
HO Fee Includes: **Gated Community**  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **Security Gate**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **Gated Community**

Wtr Dist: **OUT OF AREA**  
 School District: **MOUNT**

Fencing: **Partial**  
 Frontage: **BLM/National Forest**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed**  
 Prop. Restrictions Known: **CC&R's**  
 Site: **Cul-De-Sac, Curbs, Private Street, Street Paved**  
 Structures: **N/K**  
 Terms: **Cash, FHA, VA**  
 Topography: **Canyon/Valley, Mountainous, Slope Gentle**  
 Utilities Available: **Electric, Telephone**

Utilities to Site: **Electric, Telephone**

Water: **Well on Property**  
 Sewer/Septic: **Perc Update Needed**





**LN** Status: **SOLD**  
 MLS #: **170055070** Short Sale: **No**  
 APN: **408-100-21-00** Lot #: **E21**  
 Addr: **0000 Old Highway 80 E21**  
 City,St: **Descanso, CA**  
 Zip: **91916**

List Price: **\$225,000**  
 Original Price: **\$209,000** DOMLS **21**  
 Sold Price: **\$225,000** MT **28**  
 List Date: **10/23/2017** LP/SqFt: \$56,25  
 Modified Date: **4/2/2018** SP/SqFt: \$56,2  
 COE Date: **3/30/2018**

Lot Size: **4+ to 10 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **Ranch/Farm**  
 Development: **CC&RS, Final Map**  
 Highest Best Use: **Recreational**

Community: **SAN DIEGO**  
 Neighborhd: **Old Highway 80**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Mountains/Hills, Parklike**  
 Pool: **N/K**

MandRem **None Known**

Listing Type **ER**



**REMARKS AND SHOWING INFO**

**Parcel E is 4.00 of flat park like land. This parcel is tucked in the back and is private with mature oaks. There is already electricity to the site and a well on the property. This parcel is park of the community and is one of 8 newly offered home sites in this small gated community.**

Conf. Remarks: **Agents please verify all information before close of escrow.**

Cross Streets: **Highway 79** Map Code: CBB%: **2.50** CBB\$: CVR: N  
 Directions To Property:  
 Showing Instructions: **Call agent for gate code. She will meet you at the project to show you the**  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Heather Hunter - Home: 760-274-7723** BRE License#: **01404147**  
 2nd Agent: Broker ID: **87640**  
 Listing Office: **Country Developers Inc - Office: 760-274-7723** Fax:

Off Market Date: **11/13/2017** Close of Escrow: **3/30/2018** Financing: **LND CNT** Concessions:  
 Selling Agent: **Joseph Stoveken - Cell: 619-995-6054** SA BRE# Sale Price: **\$225,000**  
 Selling Office: **Real Innovate Realty - Office: 877-734-8207** Exp Date:

HO Fee Includes: **Gated Community**  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **Security Gate**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **Gated Community**

Wtr Dist: **OUT OF AREA**  
 School District: **MOUNT**

Fencing: **Partial**  
 Frontage: **BLM/National Forest**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed**  
 Prop. Restrictions Known: **CC&R's, Open Space**  
 Site: **Cul-De-Sac, Private Street, Street Paved**  
 Structures: **N/K**  
 Terms: **Cash, FHA, VA**  
 Topography: **Mountainous, Other/Remarks**  
 Utilities Available: **Electric, Telephone**

Utilities to Site: **Electric, N/K**

Water: **Well on Property**  
 Sewer/Septic: **Perc Update Needed**





**LN**  
 MLS #: **170054948**  
 APN: **408-080-64**  
 Addr: **0000 Old Highway 80 K64**  
 City,St: **Descanso, CA**  
 Zip: **91916**

Status: **SOLD**  
 Short Sale: **No**  
 Lot #: **K64**

List Price: **\$229,000**  
 Original Price: **\$219,000** DOMLS **52**  
 Sold Price: **\$225,000** MT **93**  
 List Date: **10/21/2017** LP/SqFt: \$73,28  
 Modified Date: **4/17/2018** SP/SqFt: \$73,2  
 COE Date: **4/5/2018**

Lot Size: **2+ to 4 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx:

Land Use Code:  
 Zoning:  
 Additional Property Use: **Ranch/Farm**  
 Development: **CC&RS, Final Map**  
 Highest Best Use: **Residential**

Community: **DESCANSO**  
 Neighborhood: **Old Hwy 80**  
 Complex:  
 Restrictions: **N/K**

Age Restrictions: **N/K**  
 View: **Mountains/Hills**  
 Pool: **N/K**

MandRem **None Known**

Listing Type **ER**

Schedule a Showing



**REMARKS AND SHOWING INFO**

**Lot K is an 3.07 acres of flat usable land with a lot of mature Oaks. A part of the new Gated Community. Electricity is to the site, meter on site and well is drilled all you need is to bring you imagination.**

Conf. Remarks: **must call agent for gate code to show.**

Cross Streets: **Hwy 79** Map Code: CBB%: **2.50** CBB\$: CVR: N  
 Directions To Property:  
 Showing Instructions:  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Heather Hunter - Home: 760-274-7723** BRE License#: **01404147**  
 2nd Agent: Broker ID: **87640**  
 Listing Office: **Country Developers Inc - Office: 760-274-7723** Fax:

Off Market Date: **1/22/2018** Close of Escrow: **4/5/2018** Financing: **LND CNT** Concessions:  
 Selling Agent: **Chuck McGuffie - 619-980-1564** SA BRE# Sale Price: **\$225,000**  
 Selling Office: **Glenn D Mitchel, REALTORS - Office: 619-442-8833** Exp Date:

HO Fee Includes: **Gated Community**  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type: **N/K**  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **Gated Community, Horse Trails**

Wtr Dist: **OUT OF AREA**  
 School District: **MOUNT**

Fencing: **Partial**  
 Frontage: **BLM/National Forest**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed**  
 Prop. Restrictions Known: **CC&R's**  
 Site: **Cul-De-Sac, Irregular Lot, Private Street**  
 Structures: **N/K**  
 Terms: **Cash, Conventional, FHA, VA**  
 Topography: **Mountainous**  
 Utilities Available: **Electric**

Utilities to Site: **Electric, Telephone**

Water: **Well on Property**  
 Sewer/Septic: **Perc Update Needed**

