



**LN**  
 MLS #: **180040800**  
 APN: **410-075-19-00**  
 Addr: **8079 Pine Blvd. 0**  
 City,St: **Pine Valley , CA**  
 Zip: **91962**

Status: **ACTIVE**  
 Short Sale: **No**  
 Lot #: **0**

List Price: **\$99,000**  
 Original Price: **\$99,000** DOMLS **358**  
 Sold Price: MT **358**  
 List Date: **7/25/2018** LP/SqFt: \$267,5  
 Modified Date: **10/1/2018** SP/SqFt:  
 COE Date:

Lot Size: **.25 to .5 AC**  
 Lot Size Source: **ASOREC**  
 Lot SqFt Approx: **15,917**

Land Use Code:  
 Zoning: **R-1**  
 Additional Property Use: **N/K**  
 Development: **Curbs**  
 Highest Best Use: **Residential**

Community: **PINE VALLEY**  
 Neighborhd: **Pine Valley**  
 Complex:  
 Restrictions: **N/K**

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

MandRem **None Known**

Listing Type **EA**

Virtual Tour Link

Schedule a Showing



**REMARKS AND SHOWING INFO**

**OUTRAGEOUS VIEWS IN THE BEAUTIFUL TOWN OF PINE VALLEY! This lot is situated off a cul-de-sac, very quiet neighborhood and friendly. There was a home on the property and burnt down. Ready-to-go lot, water, propane, electric..etc. It appears the meter on the left is for the home being built and the one on the right for the lot we have for sale. Surrounded by mature trees and natural landscaping. Come see to build your dream home today!**

Conf. Remarks: **Txt Keller (619)884-5613 for questions on lot! It is second lot on the right on Pine Ct.**

Cross Streets: **Pine Blvd.** Map Code: **1237C5** CBB%: **5.00** CBB\$: CVR: N  
 Directions To Property: **Left on Valley View Trl. Right on to Deer Creek Trl. Left on to Pine blvd. Right on to Pine Ct. which is on your right.**  
 Showing Instructions: **Vacant. Call If you have any questions on directions/ lot.**  
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

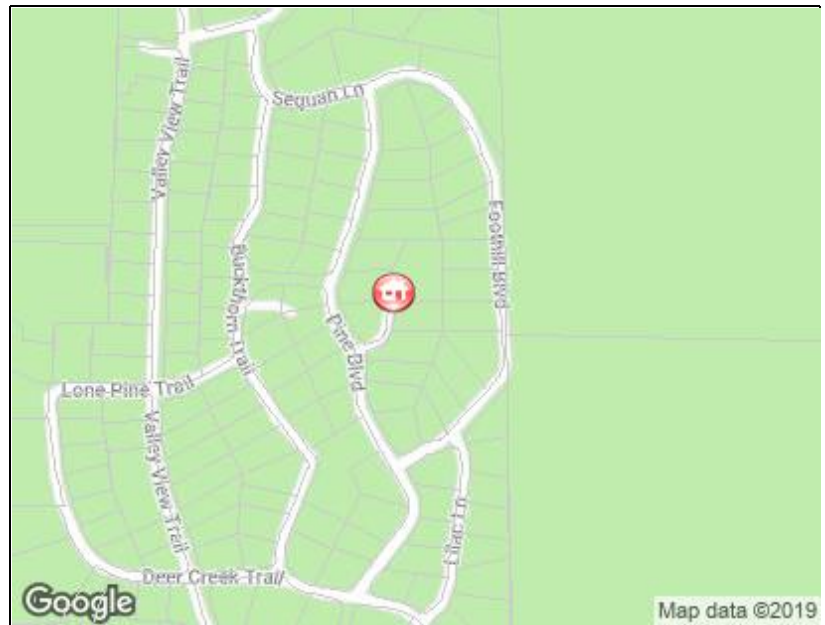
Listing Agent: **Mark Kniffing - 619-401-3075** BRE License#: **00893994**  
 2nd Agent: Broker ID: **23992**  
 Listing Office: **Coldwell Banker West - Office: 619-440-2020** Fax: **Fax: 619-440-2181**

Off Market Date: Close of Escrow: Financing: Concessions:  
 Selling Agent: SA BRE# Sale Price:  
 Selling Office: Exp Date:

HO Fee Includes: **N/K**  
 Home Owner Fees: **0.00** 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: **PINE VALLEY WATER DISTRICT**  
 School District:

Fencing: **N/K**  
 Frontage: **Open Space**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed**  
 Prop. Restrictions Known: **None Known**  
 Site: **Cul-De-Sac, Public Street, Street Paved**  
 Structures:  
 Terms: **Cash, Conventional, FHA**  
 Topography: **Mountainous, Rolling**  
 Utilities Available: **Above Ground, Cable TV, Electric, Propane, Telephone**  
 Utilities to Site: **N/K**  
 Water: **Meter on Property**  
 Sewer/Septic: **Other/Remarks**





**LN**  
 MLS #: **190033218**  
 APN: **410-171-10-00**  
 Addr: **0000 Valley View Tr. PV Estates Unit 1**  
 City,St: **Pine Valley, CA**  
 Zip: **91962**

Status: **ACTIVE**  
 Short Sale: **No**  
 Lot #: **PV**

List Price: **\$189,000**  
 Original Price: **\$189,000** DOMLS **32**  
 Sold Price: **MT 32**  
 List Date: **6/16/2019** LP/SqFt: \$429,5  
 Modified Date: **6/20/2019** SP/SqFt:  
 COE Date:

Lot Size: **.25 to .5 AC**  
 Lot Size Source: **CITYCO**  
 Lot SqFt Approx: **19,166**

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

Community: **PINE VALLEY**  
 Neighborhood: **Residential**  
 Complex:  
 Restrictions: **N/K**

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

MandRem **None Known**

Listing Type **EA**

Virtual Tour Link

Schedule a Showing



**REMARKS AND SHOWING INFO**

**DREAM HOME LOT, large lot backs up to meadows and Pine Creek(last one in Pine Valley), all underground utility area, electric, water, cable on site. Best of the best in Pine Valley with utilities to curbside. Large lot of .44 acres with stunning views over open space meadow, feel the mountains and the majestic large pines and oaks. Quiet well kept and appreciated neighborhood area. Horses and animals allowed. Horse boarding and riding trail right here. New Cal Fire station/staff. What a location!**

Conf. Remarks:

Cross Streets: **Wild Oak** Map Code: CBB%: **3.00** CBB\$: CVR: N  
 Directions To Property: **Get off I-8 Pine Valley exit. Pine Boulevard turns into Valley View Tr. Come see and appreciate why Pine Valley is so loved!**  
 Showing Instructions: **Go drive by and stand on this lot.....see why its so special! Call agent York**  
 Occupied: **VAC** Occupant: **Sammy Squirrel** Occupant Phone: **(619)987-9675** Lockbox:

Listing Agent: **York A Heimerdinger - Office: 619-473-8334**  
 2nd Agent:  
 Listing Office: **Glenn D Mitchel, REALTORS - Office: 619-473-8334**

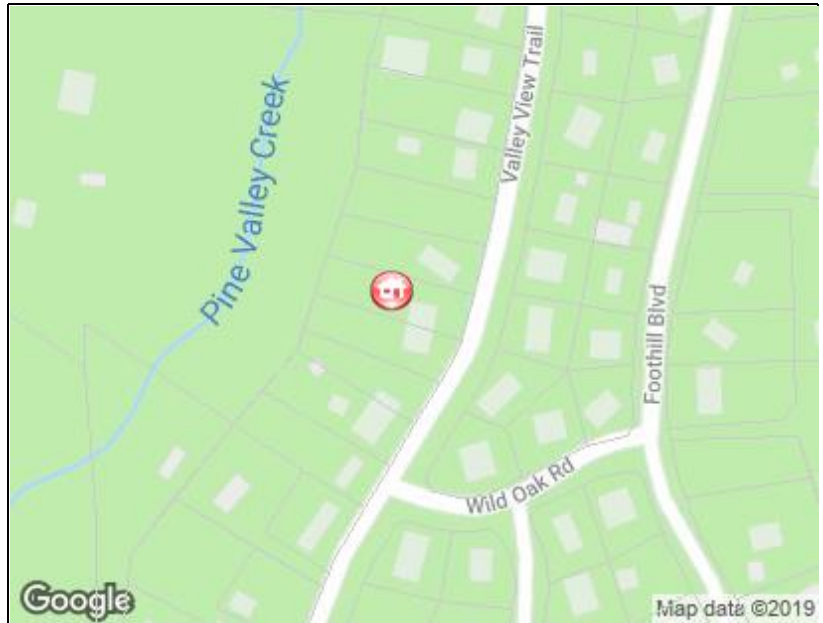
BRE License#: **02041971**  
 Broker ID: **69560**  
 Fax: **Fax: 619-473-8701**

Off Market Date: Close of Escrow: Financing: Concessions:  
 Selling Agent: SA BRE# Sale Price:  
 Selling Office: 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: **PINE VALLEY WATER DISTRICT**  
 School District: **MOUNT**

Fencing: **Partial**  
 Frontage: **Open Space**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed, Horse Facilities, Horse Trails**  
 Prop. Restrictions Known: **None Known**  
 Site: **Curbs**  
 Structures:  
 Terms: **Cash**  
 Topography: **Slope Gentle**  
 Utilities Available: **Below Ground, Cable TV, Electric, Telephone**  
 Utilities to Site: **Below Ground, Cable TV, Electric, Telephone**



Water: **Meter Paid/Not In**  
 Sewer/Septic: **Perc Test Required**

**Property has survey marker pin/monuments on corners. 3 sides of property chain-link fenced.....front lot open to Valley View Tr. This rare lot is the last of its kind in Pine Valley. Don't miss out on having the best in Pine Valley!**



**LN**  
 MLS #: **190013368**  
 APN: **410-073-18-00**  
 Addr: **Foothill Blvd 0**  
 City,St: **Pine Valley , CA**  
 Zip: **91962**

Status: **ACTIVE**  
 Short Sale: **No**  
 Lot #: **0**

List Price: **\$249,999**  
 Original Price: **\$275,000** DOMLS **128**  
 Sold Price: **MT 128**  
 List Date: **3/12/2019** LP/SqFt: **\$271,7**  
 Modified Date: **5/8/2019** SP/SqFt:  
 COE Date:

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

Land Use Code:  
 Zoning:  
 Additional Property Use: **Ranch/Farm**  
 Development:  
 Highest Best Use: **Residential**

Community: **PINE VALLEY**  
 Neighborhd: **Pine Valley**  
 Complex:  
 Restrictions: **N/K**

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

MandRem **None Known**

Listing Type **ER**

[Virtual Tour Link](#)

[Schedule a Showing](#)



**REMARKS AND SHOWING INFO**

**Price REDUCED! One of the BEST lots in Pine Valley, come take a look for yourself! This highly desirable .92 vacant lot is nestled on a quaint Cul-De-Sac offering direct access into the Cleveland National Forest riding/hiking trails. The wide lot itself is favored for its location, gradual driveway, even flow and perfect for horse lovers. This gorgeous lot is plug and play - ready to build and host your new custom home! 45 min to downtown San Diego. This is a limited type of lot! Must See!**

Conf. Remarks: **PRICED TO Sell \*\* MOTIVATED SELLER! Seller is reviewing all offers! \*\*\*Submit OFFERS to ltapia@century21award.com**

Cross Streets: **Wild Oak** Map Code: CBB%: **2.00** CBB\$: **0** CVR: **N**  
 Directions To Property: **Take exit 45 from I-8 E Take exit 45 toward Pine Valley Continue on Pine Valley Rd. Take Old Hwy 80, Pine Blvd and**  
 Showing Instructions:  
 Occupied: **CLA** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Lorraine L Tapia - 619-806-3135** BRE License#: **02057181**  
 2nd Agent: Broker ID: **63321**  
 Listing Office: **Century 21 Award - Office: 619-471-2000** Fax: **Fax: 619-471-2040**

Off Market Date: Close of Escrow: Financing: Concessions:  
 Selling Agent: SA BRE# Sale Price:  
 Selling Office: Exp Date:

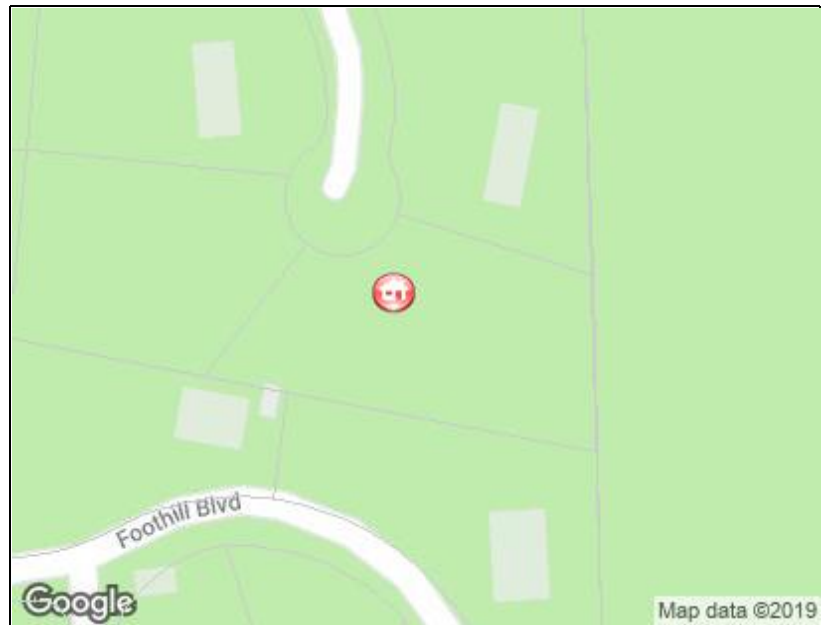
HO Fee Includes:  
 Home Owner Fees: Paid:  
 Other Fees: **0.00** Paid:  
 CFD/Mello-Roos: **0.00** Paid:  
 Total Monthly Fees: **0** Assessments:  
 HOA: Other Fee Type:  
 HOA Phone:  
 Prop Mgmt Co:  
 Prop Mgmt Ph:  
 Cmplx Feat: **Biking/Hiking Trails, Horse Trails**

Wtr Dist: **PINE VALLEY WATER DISTRICT**  
 School District:

Fencing: **Partial**  
 Frontage: **BLM/National Forest, Open Space**  
 Irrigation: **N/K**  
 Miscellaneous: **Horse Allowed, Horse Trails, Livestock Allowed,**  
 Prop. Restrictions Known: **None Known**  
 Site: **Cul-De-Sac, Curbs, National Forest, Public Street,**  
 Structures:  
 Terms: **Cash, Conventional**  
 Topography: **Level, Mountainous, Slope Gentle**  
 Utilities Available: **Below Ground, Cable TV, Electric**

Utilities to Site: **Below Ground, Cable TV, Electric**

Water: **Meter on Property**  
 Sewer/Septic: **Perc Test Completed, Other/Remarks**



**Pine Valley is home to majestic mountain views, the Jeffrey Pine tree, Manzanitas, wild life and yes hiking, horseback riding, mountain bike riding and is private and quiet. Just off of Main St is a beautiful County park, wide open meadow, a new fire station, convenient store, gas station, restaurants and more! The climate is perfect for the active with over 70 moderate trails in the Cleveland National Forest. Pine Valley summer temperature not over 85 and winter temps hover no less than 53 degrees.**