



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 #: **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: **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:

Wtr Dist: **DESCANSO WATER DISTRICT**

Home Owner Fees: Paid:

School District:

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:

Fencing: **Partial**

Frontage: **N/K**

Irrigation: **N/K**

Miscellaneous:

Prop. Restrictions Known:

Site:

Structures:

Terms: **Cash**

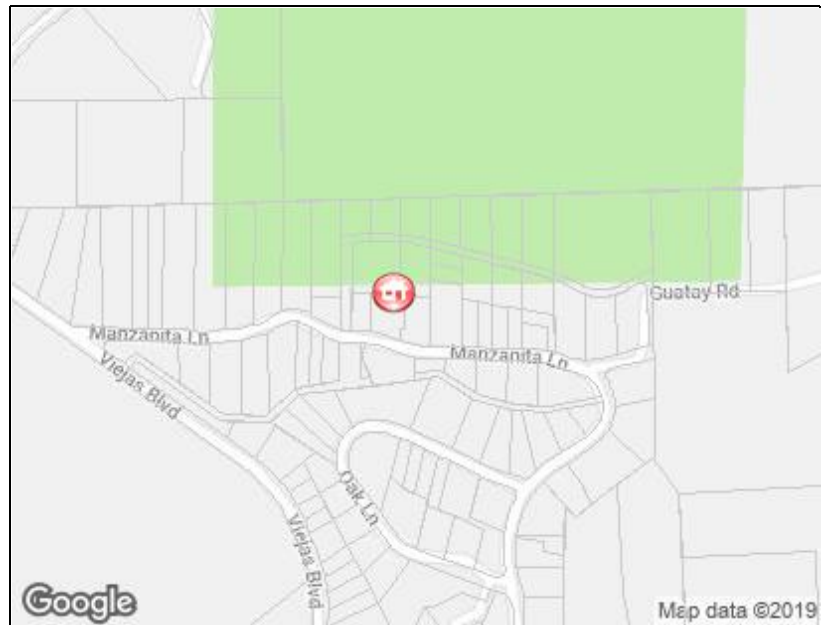
Topography: **Rolling, Slope Gentle**

Utilities Available: **Other/Remarks**

Utilities to Site: **Electric**

Water: **Available**

Sewer/Septic: **Other/Remarks**





LN
 MLS #: **180005657**
 APN: **410-075-25-00**
 Addr: **0000 Pine Boulevard N 452**
 City,St: **Pine Valley, CA**
 Zip: **91962**

Status: **SOLD**
 Short Sale: **No**
 Lot #: **452**

List Price: **\$65,000**
 Original Price: **\$74,975** DOMLS **39**
 Sold Price: **\$55,000** MT **46**
 List Date: **2/1/2018** LP/SqFt: \$112,2
 Modified Date: **3/29/2018** SP/SqFt: \$112,
 COE Date: **3/27/2018**

Lot Size: **.25 to .5 AC**
 Lot Size Source: **ASOREC**
 Lot SqFt Approx: **21,326**

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

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

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

MandRem **None Known**

Listing Type **EA**

Virtual Tour Link

Schedule a Showing



REMARKS AND SHOWING INFO

****BEAUTIFUL LOT WITH MATURE OAKS & PINE TREES** Expansive views of the valley and the Laguna Mountains from the up-slope portion of this (.49) Acre property. Room for that cabin or cottage in a mountain setting! This community is known for its hiking and horse riding trails. Elevated view lot with big potential. Water meter is in and paid for. It's located next to the white pvc marker near the road on the right side. These lots are rarely available, so don't miss this opportunity. Between 8121 & 8141.**

Conf. Remarks: ***** Price Reduced...Motivated Seller! *****

Cross Streets: **Deer Creek Trail** Map Code: **1237C5** CBB%: CBB\$:**3,000** CVR: N
 Directions To Property: **Located Between 8121 & 8141 Pine Blvd.**
 Showing Instructions:
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox: **No**

Listing Agent: **Jerry D Phillips - 619-592-5535** BRE License#: **01894573**
 2nd Agent: Broker ID: **3441**
 Listing Office: **Keller Williams Realty - Office: 619-873-2700** Fax: **Fax: 619-873-2797**

Off Market Date: **3/12/2018** Close of Escrow: **3/27/2018** Financing: **CASH** Concessions:
 Selling Agent: **Jerry D Phillips - 619-592-5535** SA BRE# Sale Price: **\$55,000**
 Selling Office: **Keller Williams Realty - Office: 619-873-2700** Exp Date:

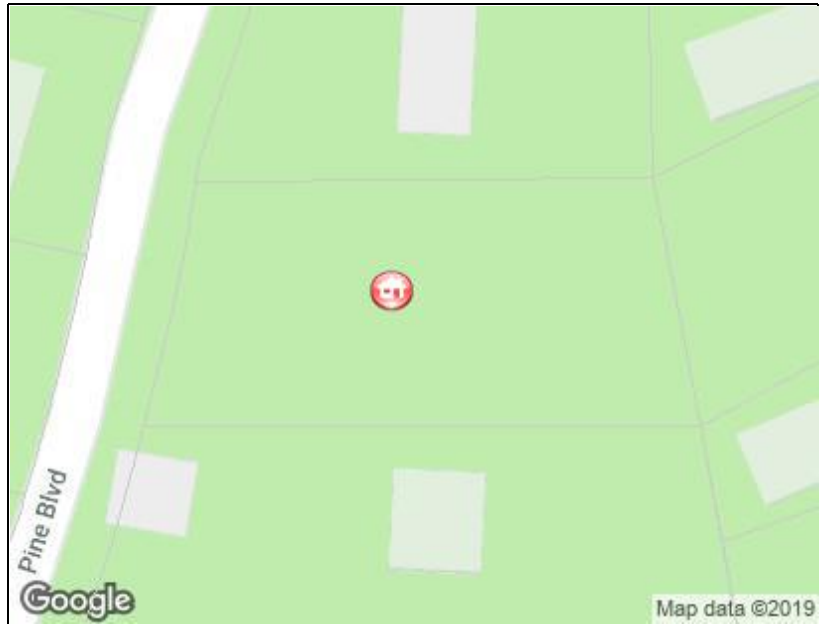
HO Fee Includes:
 Home Owner Fees: **0.00** Paid: **N/K**
 Other Fees: **0.00** Paid: **N/K**
 CFD/Mello-Roos: **0.00** Paid: **N/K**
 Total Monthly Fees: **0** Assessments: **N/K**
 HOA: Other Fee Type:
 HOA Phone:
 Prop Mgmt Co:
 Prop Mgmt Ph:
 Cmplx Feat:

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

Fencing: **N/K**
 Frontage: **N/K**
 Irrigation: **N/K**
 Miscellaneous: **Value in Land**
 Prop. Restrictions Known: **None Known**
 Site: **Outside Cnty Wtr Athority, Public Street, Street**
 Structures: **Shed**
 Terms: **Cash, Conventional**
 Topography: **Slope Gentle**
 Utilities Available: **Above Ground, Electric, Propane, Telephone**

Utilities to Site: **N/K**

Water: **Meter on Property**
 Sewer/Septic: **Perc Test Required**





LN
 MLS #: **180018322**
 APN: **410-075-18-00**
 Addr: **Pine Ct 459**
 City,St: **Pine Valley , CA**
 Zip: **91962**

Status: **SOLD**
 Short Sale: **No**
 Lot #: **459**

List Price: **\$85,000**
 Original Price: **\$85,000** DOMLS **36**
 Sold Price: **\$80,000** MT **36**
 List Date: **4/9/2018** LP/SqFt: \$177,7
 Modified Date: **7/20/2018** SP/SqFt: \$177,
 COE Date: **7/18/2018**

Lot Size: **.25 to .5 AC**
 Lot Size Source: **ASOREC**
 Lot SqFt Approx: **19,692**

Land Use Code:
 Zoning: **R-1:SINGLE**
 Additional Property Use: **N/K**
 Development: **Partial Grading**
 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 **EA**

Virtual Tour Link

Schedule a Showing



REMARKS AND SHOWING INFO

Great corner lot in a developed peaceful neighborhood in Pine Valley. Great views from the up-slope portion of this .45 Acre property. This community is known for its hiking and horse riding trails. Water meter is in and paid for; also the property has septic installed. See documents section for more information on grading, permits, etc.

Conf. Remarks:

Cross Streets: **Pine Blvd** Map Code: **1237C5** CBB%: **4.00** CBB\$: CVR: N
 Directions To Property:
 Showing Instructions: **Go show! Call Listing Agent if you have any question.**
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox: **No**

Listing Agent: **Zap Martin - Home: 619-537-8678**
 2nd Agent:
 Listing Office: **Big Block Realty, Inc. - O: 800-550-3209**

BRE License#: **02013222**
 Broker ID: **3401**
 Fax: **Fax: 619-819-6714**

Off Market Date: **5/15/2018** Close of Escrow: **7/18/2018** Financing: **CASH**
 Selling Agent: **Lori Sanchez - 619-992-3112** SA BRE#
 Selling Office: **Glenn D Mitchel, REALTORS - Office: 619-473-8334**

Concessions:
 Sale Price: **\$80,000**
 Exp Date:

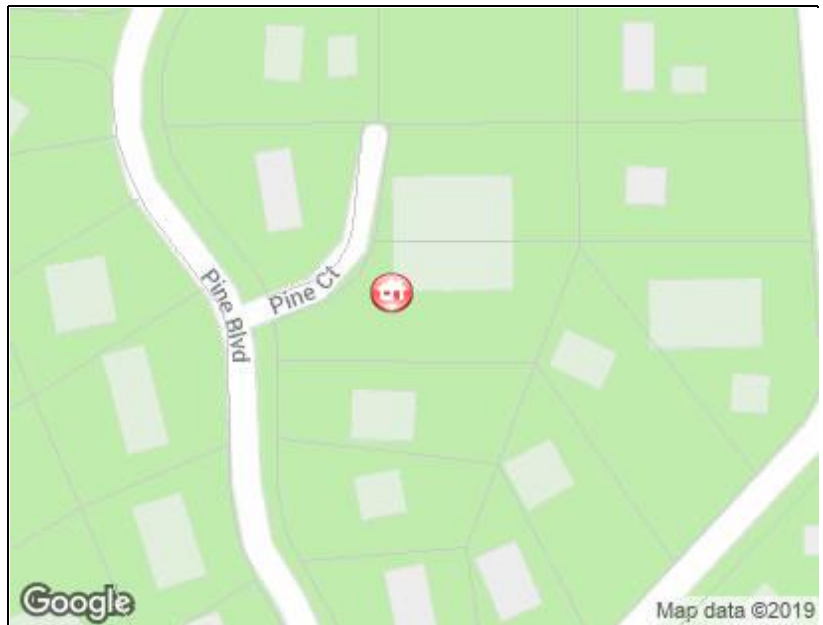
HO Fee Includes:
 Home Owner Fees: Paid:
 Other Fees: **0.00** Paid:
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **0** Assessments:
 HOA: Other Fee Type:
 HOA Phone:
 Prop Mgmt Co:
 Prop Mgmt Ph:
 Cmplx Feat:

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

Fencing: **N/K**
 Frontage: **Open Space**
 Irrigation: **N/K**
 Miscellaneous:
 Prop. Restrictions Known:
 Site: **Corner Lot, Street Paved**
 Structures:
 Terms: **Cash, Conventional, Other/Remarks**
 Topography: **Slope Steep**
 Utilities Available: **Other/Remarks**

Utilities to Site: **Other/Remarks**

Water: **Meter on Property**
 Sewer/Septic: **Septic Installed**





LN
 MLS #: **170053524**
 APN: **410-170-33-00**
 Addr: **0000 Valley View Trail 97**
 City,St: **Pine Valley, CA**
 Zip: **91962**

Status: **SOLD**
 Short Sale: **No**
 Lot #: **97**

List Price: **\$89,000**
 Original Price: **\$115,000** DOMLS **149**
 Sold Price: **\$85,000** MT **158**
 List Date: **10/13/2017** LP/SqFt: \$207,3
 Modified Date: **5/29/2018** SP/SqFt: \$207,
 COE Date: **5/24/2018**

Lot Size: **.25 to .5 AC**
 Lot Size Source: **CITYCO**
 Lot SqFt Approx: **17,681**

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

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

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

MandRem **None Known**

Listing Type **EA**

Virtual Tour Link

Schedule a Showing



REMARKS AND SHOWING INFO

BEAUTIFUL VIEW LOT LOCATED IN LOVELY RESIDENTIAL AREA OF PINE VALLEY ESTATES. LARGE SQ FT 17,681 = 0.41 ACREAGE- MANY MATURE TREES AND BOLDER ROCKS TO INCORPORATE TO YOUR HOME PLANS- LOTS OF PRIVACY AS NEIGHBORING HOMES ARE SET BACK-LOTS ARE SCARCE IN THIS GORGEOUS FAMILY NEIGHBORHOOD AND LOTS WITH NATIVE TREES ARE NOT EASY TO FIND- WATER METER AVAILABLE- OWNER HAD PLANS DESIGNED FOR A HOME WITH CIRCLE DRIVEWAY- ELEVATED VIEW LOT W HUGE POTENTIAL- PLANS NEVER SUBMITTED- GREAT PRICE PRIVATE ELEVATED LOT!

Conf. Remarks:

Cross Streets: **Pine Creek Crossing** Map Code: CBB%: **3.00** CBB\$: CVR: N
 Directions To Property:
 Showing Instructions: **VACANT LOT IS NEXT TO THE HOME LOCATED AT 8620 VALLEY VIEW TRAIL**
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox: **No**

Listing Agent: **Tracy A Guerrero - 619-203-4336** BRE License#: **01392850**
 2nd Agent: Broker ID: **87636**
 Listing Office: **Coldwell Banker West - Office: 619-303-8709** Fax: **Fax: 619-502-7526**

Off Market Date: **3/11/2018** Close of Escrow: **5/24/2018** Financing: **CASH** Concessions:
 Selling Agent: **Lori Sanchez - 619-992-3112** SA BRE# Sale Price: **\$85,000**
 Selling Office: **Glenn D Mitchel, REALTORS - Office: 619-473-8334** Exp Date:

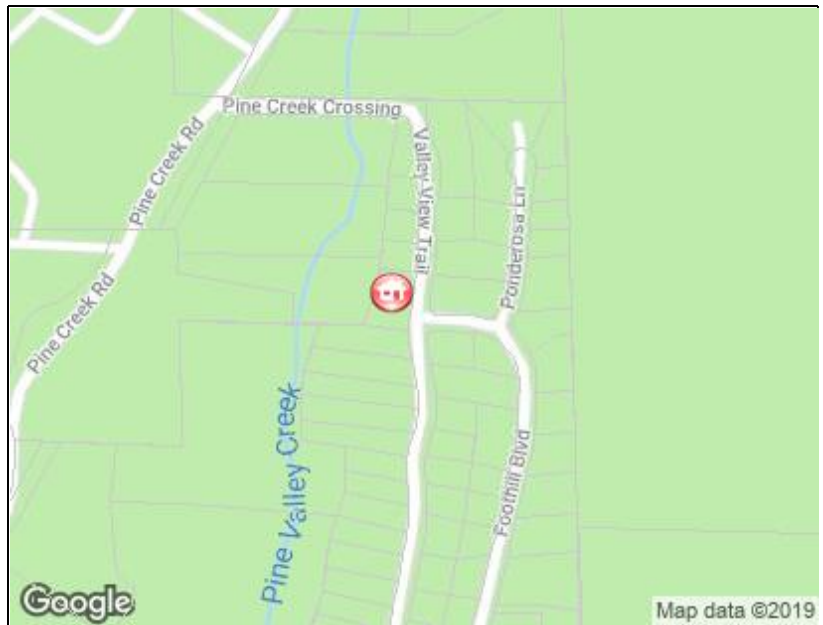
HO Fee Includes: **Water**
 Home Owner Fees: **0.00** Paid:
 Other Fees: **0.00** Paid:
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **0** Assessments:
 HOA: Other Fee Type:
 HOA Phone:
 Prop Mgmt Co:
 Prop Mgmt Ph:
 Cmplx Feat:

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

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

Utilities to Site: **N/K**

Water: **Available**
 Sewer/Septic:





LN Status: **SOLD**
 MLS #: **170017855** Short Sale: **No**
 APN: **410-051-03-00** Lot #: **77**
 Addr: **Corte Madera Road 77**
 City,St: **Pine Valley, CA**
 Zip: **91962**

List Price: **\$119,000**
 Original Price: **\$129,000** DOMLS **192**
 Sold Price: **\$119,000** MT **199**
 List Date: **4/10/2017** LP/SqFt: **\$165,2**
 Modified Date: **4/27/2018** SP/SqFt: **\$165,**
 COE Date: **4/25/2018**

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

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

Schedule a Showing



REMARKS AND SHOWING INFO

The lot is on right handside heading up the road from Old Hwy 80. It basically starts at the fire hydrant and ends at the water meter. Beautiful affordable lot on a quiet dead end road. Untouched piece of land. Needs some TLC and you will have a beautiful piece of heaven in Pine Valley. Lots are scarce here and ones with native oaks, pines and manzanita are rare. Water meter is in. Perc is done. Electric and cable available from street. Will need septic installed according to your house plans.

Conf. Remarks: **Lot needs to have driveway put in, which may need a culvert installed. Buyer needs to VABCOE.**

Cross Streets: **Old Hwy 80** Map Code: CBB%: **3.00** CBB\$: CVR: N
 Directions To Property:
 Showing Instructions:
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Joseph Stoveken - Cell: 619-995-6054** BRE License#: **01707372**
 2nd Agent: Broker ID: **646805**
 Listing Office: **Real Innovate Realty - Office: 877-734-8207** Fax: **877-890-7767**

Off Market Date: **10/19/2017** Close of Escrow: **4/25/2018** Financing: **SMC** Concessions:
 Selling Agent: **Lorri Wirick - 619-261-5246** SA BRE# Sale Price: **\$119,000**
 Selling Office: **Cypress Realty & Mortgage - Office: 760-438-5900** Exp Date:

HO Fee Includes: **Cable/TV Services, Electricity, Trash Pickup,**
 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: **Horse Trails**

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

Fencing: **Partial**
 Frontage: **Canyon**
 Irrigation: **N/K**
 Miscellaneous: **Horse Allowed, Livestock Allowed**
 Prop. Restrictions Known: **None Known**
 Site: **Cul-De-Sac, Street Paved**
 Structures: **N/K**
 Terms: **Cash, Other/Remarks**
 Topography: **Level, Slope Gentle**
 Utilities Available: **Cable TV, Electric, Telephone**

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

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



The lot is on right handside heading up the road from Old Hwy 80. It basically starts at the fire hydrant and ends at the water meter. Beautiful affordable lot on a quiet dead end road. Untouched piece of land. Needs some TLC and you will have a beautiful piece of heaven in Pine Valley. Lots are scarce here and ones with native oaks, pines and manzanita are rare. Water meter is in. Perc is done. Electric and cable available from street. Will need septic installed according to your house plans



LN
 MLS #: **180064259**
 APN: **410-075-22-00**
 Addr: **8115 Pine Blvd 454**
 City,St: **Pine Valley, CA**
 Zip: **91962**

Status: **SOLD**
 Short Sale: **No**
 Lot #: **454**

List Price: **\$119,000**
 Original Price: **\$119,000** DOMLS **129**
 Sold Price: **\$119,000** MT **129**
 List Date: **11/20/2018** LP/SqFt: \$321,6
 Modified Date: **6/29/2019** SP/SqFt: \$321,
 COE Date: **6/28/2019**

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

Land Use Code:
 Zoning:
 Additional Property Use: **Res/Business Use OK**
 Development: **Partial Grading**
 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 **ER**

Schedule a Showing



REMARKS AND SHOWING INFO

Nice lot in very quiet area of Pine Valley. Ready for manufactured home or stick built. Per seller, max size of home 1200sq'. Water meter, electric, cable and phone on street. All underground. Nice trees and rock accents. BTVABCOE

Conf. Remarks:

Cross Streets: **Deer Creek Trail** Map Code: CBB%: **4.00** CBB\$: **0** CVR: **N**
 Directions To Property:
 Showing Instructions:
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Joseph Stoveken - Cell: 619-995-6054**
 2nd Agent:
 Listing Office: **Real Innovate Realty - Office: 877-734-8207**

BRE License#: **01707372**
 Broker ID: **646805**
 Fax: **Fax: 877-890-7767**

Off Market Date: **3/29/2019** Close of Escrow: **6/28/2019** Financing: **CASH**
 Selling Agent: **Silvia M Naylor - 619-933-7016** SA BRE#
 Selling Office: **Rio Del Sol Realty - Office: 619-933-7016**

Concessions: **None**
 Sale Price: **\$119,000**
 Exp Date:

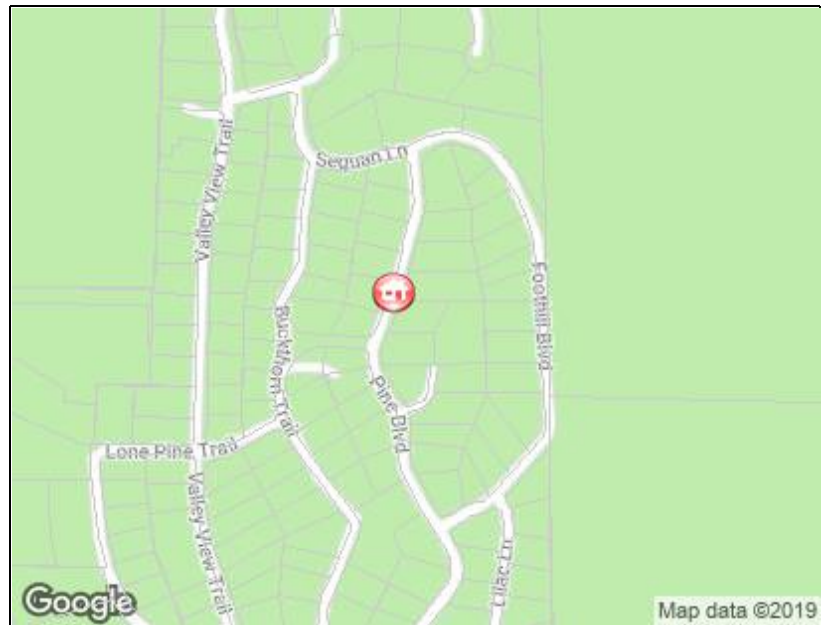
HO Fee Includes: **Cable/TV Services, Electricity, Water**
 Home Owner Fees: Paid:
 Other Fees: **0.00** Paid: **N/K**
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **0** Assessments:
 HOA: Other Fee Type:
 HOA Phone:
 Prop Mgmt Co:
 Prop Mgmt Ph:
 Cmplx Feat: **RV/Boat Parking**

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

Fencing: **Partial**
 Frontage: **N/K**
 Irrigation: **N/K**
 Miscellaneous: **Horse Allowed, Horse Trails**
 Prop. Restrictions Known: **None Known**
 Site: **Public Street, Street Paved**
 Structures: **N/K**
 Terms: **Conventional**
 Topography: **Level, Slope Gentle, Slope Steep**
 Utilities Available: **Below Ground, Cable TV, Electric**

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

Water: **Meter on Property**
 Sewer/Septic: **Other/Remarks**





LN Status: **SOLD**
 MLS #: **180064089** Short Sale: **No**
 APN: **410-170-32-00** Lot #: **Pine**
 Addr: **8608 Ponderosa Ln Pine Valley Estates Unit 2,**
 City,St: **Pine Valley , CA**
 Zip: **91962**

List Price: **\$225,000**
 Original Price: **\$225,000** DOMLS **12**
 Sold Price: **\$225,000** MT **13**
 List Date: **11/18/2018** LP/SqFt: **\$335,8**
 Modified Date: **1/3/2019** SP/SqFt: **\$335,**
 COE Date: **12/31/2018**

Lot Size: **.5 to 1 AC**
 Lot Size Source: **CITYCO**
 Lot SqFt Approx: **29,185**

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

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

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

MandRem **None Known**

Listing Type **EA**

Schedule a Showing



REMARKS AND SHOWING INFO

RARE OPPORTUNITY! READY TO BUILD! Beautiful lot in Pine Valley Estates w/underground utilities. SD County Building Permits finalized, Plans/Permits/School Fees Paid/Septic System Installed! Approved Plans for beautiful open home design, maximizing view windows, fireplace, view decks off LR/kitchen/master. PV Mutual Water Shareholder/Meter Installed; water to upper & lower lot. Entire lot fenced & gated. Owner is a licensed building contractor & has over 2 years of time & effort into project! ALL INCLUDED!

Conf. Remarks:

Cross Streets: **Foothill Blvd.** Map Code: **12374** CBB%: **3.50** CBB\$: CVR: **N**
 Directions To Property:
 Showing Instructions: **Please call agent for showing and details. Permitted SD CO Building Dept.**
 Occupied: **CLA** Occupant: **Mr. Grey Squirrel** Occupant Phone: **Agent (619)** Lockbox: **No**

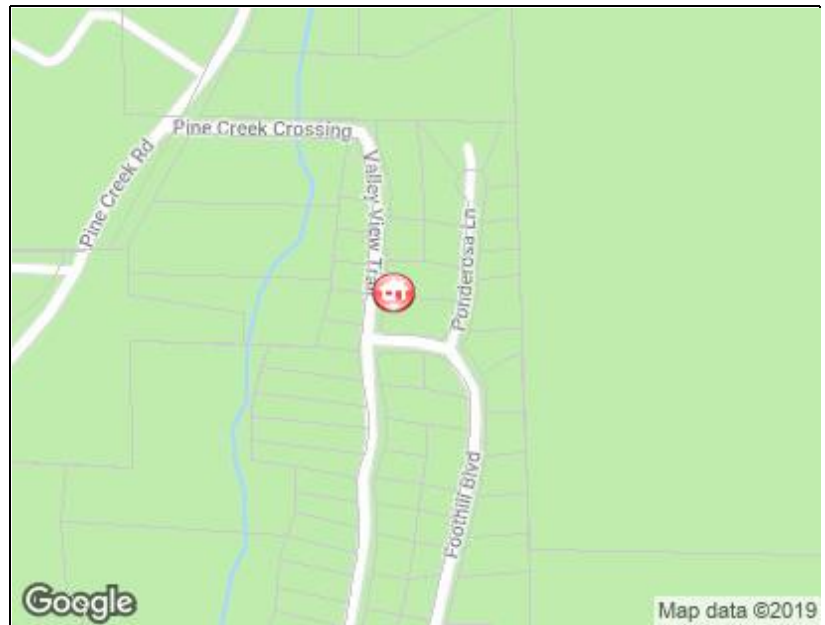
Listing Agent: **York A Heimerdinger - Office: 619-473-8334** BRE License#: **02041971**
 2nd Agent: Broker ID: **69560**
 Listing Office: **Glenn D Mitchel, REALTORS - Office: 619-473-8334** Fax: **Fax: 619-473-8701**

Off Market Date: **12/1/2018** Close of Escrow: **12/31/2018** Financing: **CASH** Concessions:
 Selling Agent: **Stacy L Wallace - Cell: 619-980-8958** SA BRE# Sale Price: **\$225,000**
 Selling Office: **Big Block Realty, Inc - Office: 800-550-3209** Exp Date:

HO Fee Includes:
 Home Owner Fees: Paid:
 Other Fees: **117.00** Paid: **Annual**
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **10** Assessments:
 HOA: Other Fee Type: **N/K**
 HOA Phone:
 Prop Mgmt Co:
 Prop Mgmt Ph:
 Cmplx Feat:

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

Fencing: **Full, Gate**
 Frontage: **N/K**
 Irrigation: **Manual**
 Miscellaneous: **Horse Allowed, Outbuilding**
 Prop. Restrictions Known:
 Site: **Corner Lot, Public Street, Rear Yd Str Access,**
 Structures: **Shed**
 Terms: **Cash**
 Topography: **Canyon/Valley**
 Utilities Available: **Below Ground, Cable TV, Electric, Propane, Telephone**
 Utilities to Site: **Below Ground**



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

Owner/Builder was planning this as primary residence. Unforeseen circumstances presents YOU with grand opportunity! Foundation excavated & partially formed for stem walls. Near ready for footings, steel & concrete! Subfloor designed, modern spacious home with vaulted ceilings & panoramic views. Mother natures artwork w/granite boulders, oak & pine trees. Home design custom fitted to landscaping of lot. TURN KEY PROJECT. All plans, receipts, documents available upon request.