



PROPERTY REPORT

ADDRESS: 32450 Camino San Ignacio, Warner Springs, CA 92086

DESCRIPTION: *Within walking distance from the famous Warner Springs Ranch sits a 1958 ADOBE home on almost 2 acres of park like land. This well constructed 2 bedroom 2 bath home is framed by red brick walkways and boasts a large courtyard. There is also a studio apartment with its own kitchenette and bathroom. The community is surrounded by natural beauty.*

PRICE: \$395,000

APN: 137-121-04-00

MLS: 130034688

CONTACT: MAYA STREAMER; mayasproperties@gmail.com; 760-668-2825 cell;
800-371-6669 office.

WARNER SPRINGS ADOBE HOME



\$395,000

The electric gate opens to a circular driveway and introduces you to the appealing features of this well preserved 1958 Hacienda style ADOBE home on 1.37 acres of park like land. This well constructed 2 bedroom 2 bath home is framed by red brick walkways and boasts a large courtyard which overlooks the astounding beauty of the area's natural surroundings. There is also a large custom STUDIO APARTMENT with its own entrance, kitchenette, bathroom and fireplace.. This home is complete with wood floors, a custom stone hearth, an airtight wood burning stove, new windows, and a metal tile roof.

MAYA
RANCHES - HOMES
LOTS - LOANS
760•668•2825
www.DONN.com
We Know The Up Country!

BRE#01868333

RED HAWK REALTY

Junction Hwy 78 & Hwy 79

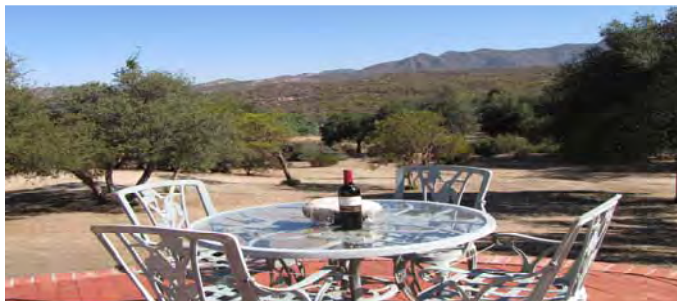
Santa Ysabel, CA 92070

**Mayasproper-
ties@gmail.comcom**

Www.DONN.com

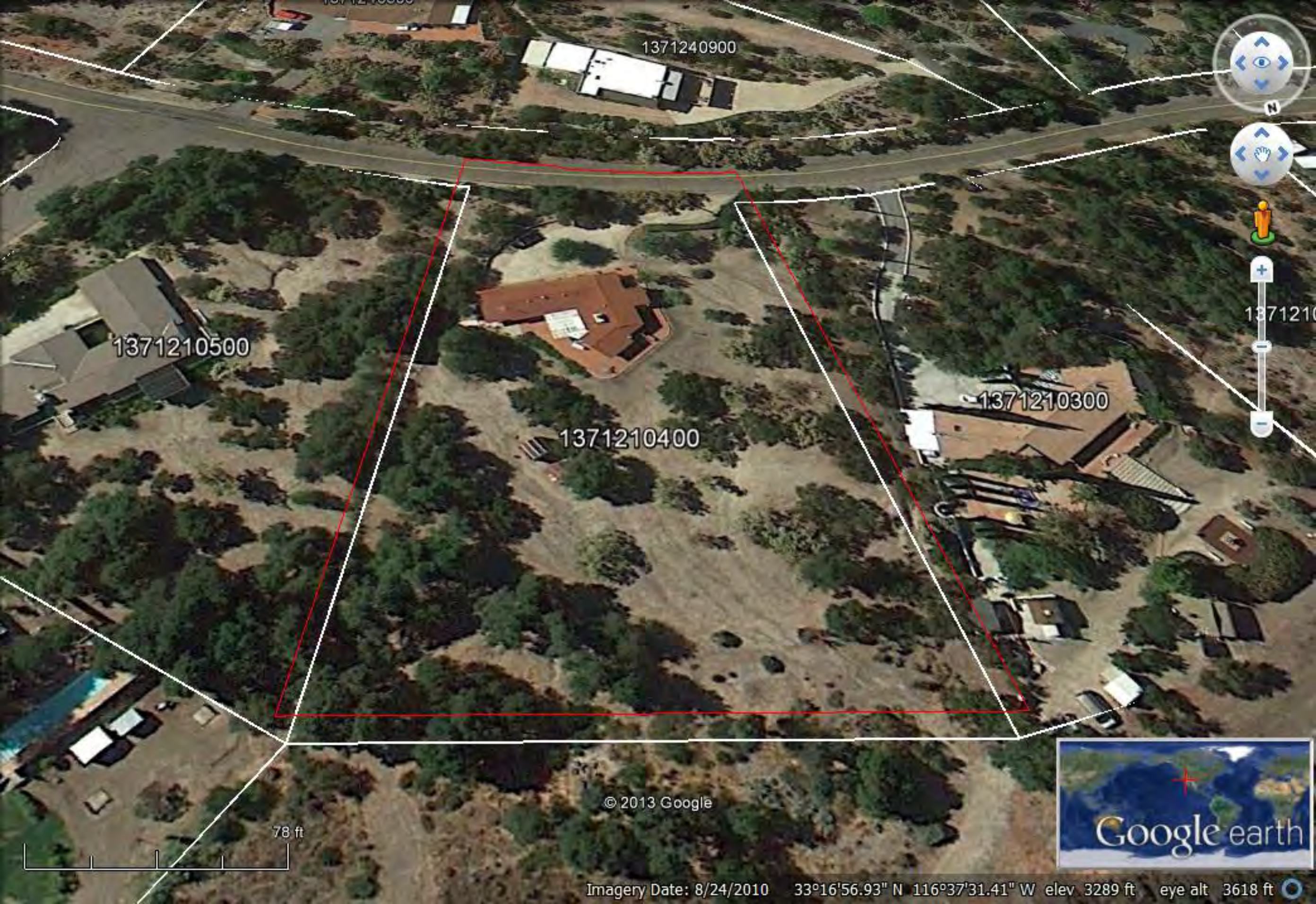


APN # 137-121-04-00



There are many reasons to make Los Tules your home including the open space, the ever changing skies, fresh air, four seasons and an established water company that oversees the quality and quantity of well water accessible to all community residents. The 30 minute accessibility to the lush mountain range of Palomar, the 30 minute scenic drive to the desert of Borrego and the 30 minute drive to the historic town of Julian are all neighboring towns which offer golf, dining, outdoor recreation activities and entertainment. The Los Tules community is within walking distance to the historic Warner Springs Ranch which is undergoing a big renovation by the new owners ,Pacific Hospitality Group. The Ranch has offered golf, equestrian, hot mineral pools, dining and lodging in the past and hopefully the near future.

"We Know The Back Country!"



1371240900

1371210500

1371210400

1371210300

© 2013 Google

78 ft



Imagery Date: 8/24/2010 33°16'56.93" N 116°37'31.41" W elev 3289 ft eye alt 3618 ft



Detached

MLS #: **150004302**

APN: **137-121-04-00**

Addr: **32450 Camino San Ignacio**

City/St: **Warner Springs, CA** Zip: **92086**

Bedrooms: **3** Full Baths: **3**
Optional BR: **0** Half Baths: **0**
Total: **3** Total: **3**

Est. SqFt: **1,675** Year Built: **1958**

Community: **WARNER SPRINGS**

Neighborhood: **Los Tules**

Complex:

Restrictions: **CC&R's**

View: **Mountains/Hills**

Pool: **N/K**

MandRem **None Known**

Status: **ACTIVE**

Short Sale: **No**

COE Date:

List Price: **\$395,000**

Orig Price: **\$395,000**

Sold Price:

List Date: **1/24/2015**

Mod Date: **1/29/2015**

DOMLS **6**

MT **6**

LP/SqFt: **235.82**

SP/SqFt:

Parking Garage Spaces: **0**
Parking Non-Garaged Spaces: **1**
Parking Spaces Total: **1**
Parking Garage: **None Known**
Non-Garage Details: **None Known**
RV Parking:

Patio: **Brick**

Pets:

Age Restrictions: **NK**

Stories: **1 Story**

Listing Type **EA**



REMARKS AND SHOWING INFO

Within walking distance from the famous Warner Springs Ranch sits a 1958 ADOBE home on 1.37 acres of park like land. This well constructed 2 bedroom 2 bath home is framed by red brick walkways and boasts a large courtyard which overlooks the astounding beauty of the area's natural surroundings. There is also an attached STUDIO APARTMENT with its own kitchenette and bathroom which adds another bedroom, bathroom and kitchenette to the living space. There are many reasons to make Los Tules your home.

Conf. Remarks: **All information to be verified through buyers investigations.**

Cross Streets: **Hwy 79**

Map Code: **1055G7**

CBB%: **3.00**

CBB\$:

Directions To Property:

Showing Instructions: **Please call listing agent for instructions for electronic gate code & LBX #**

Occupied: **Owner**

Occupant: **Hessel**

Occupant Phone: **760-668-2825**

Lockbox: **No**

Listing Agent: **Maya Streamer - Agent: (760) 668-2825**

BRE License#: **01868333**

2nd Agent: **Gina Norte - Agent: (760) 271-6012**

Broker ID: **15575**

Listing Office: **Chameleon/Red Hawk Realty - Office: (800) 371-6669**

Fax: **(888) 511-1310**

Off Market Date:

Close of Escrow:

Financing:

Concessions:

Selling Agent:

Selling Office:

Sale Price:

Exp Date: **12/31/2015**

Wtr Dist:

Schl Dist: **Warner**

Equipment

HO Fee Includes:

Home Owner Fees: **0.00**

Paid:

Other Fees: **0.00**

Paid: **Quarterly**

CFD/Mello-Roos: **0.00**

Paid:

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type:

HOA Phone:

Zoning:

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner Occupancy

Terms: **Cal Vet, Cash, Conventional, FHA**

Cooling: **Central Forced Air**

Heat Source: **Propane, Solar**

Heat Equip: **Fireplace, Forced Air Unit**

Fireplace Loc: **FP in Living Room, Other/Remarks**

Fireplaces(s): **2**

Living Room: **25x17**

Master BR: **12x10**

Dining Room: **0**

Bedroom 2: **12x12**

Family Room: **0x0**

Bedroom 3: **20x14**

Kitchen: **13x10**

Bedroom 4:

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Owner**

Lot Size: **1+ to 2 AC** #Acres

Lot Size Source: **Assessor Record**

Units/Building:

Lot SqFt Approx:

Units/Complex:

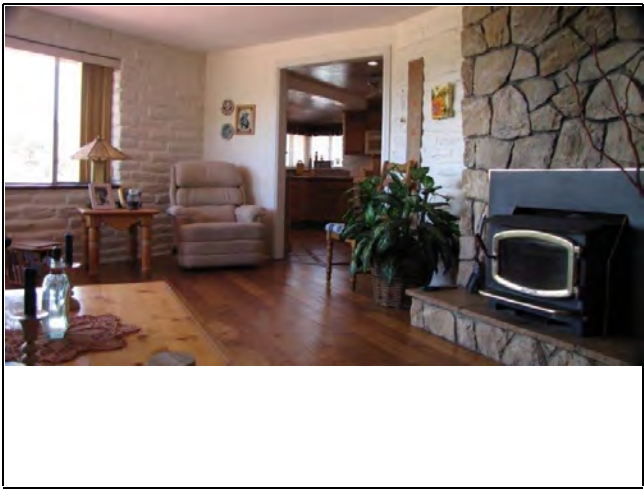
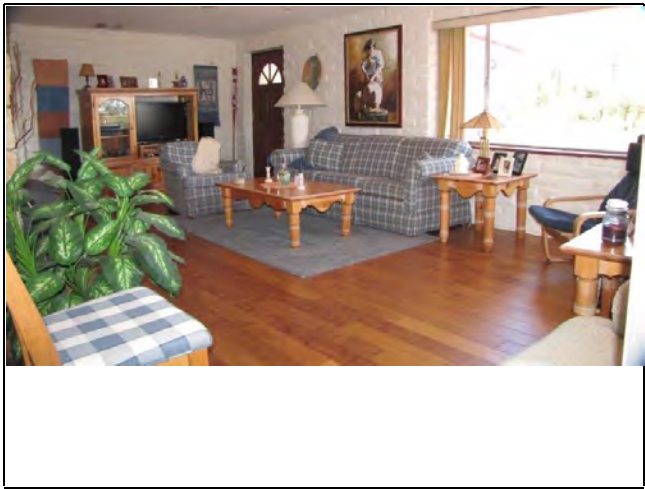
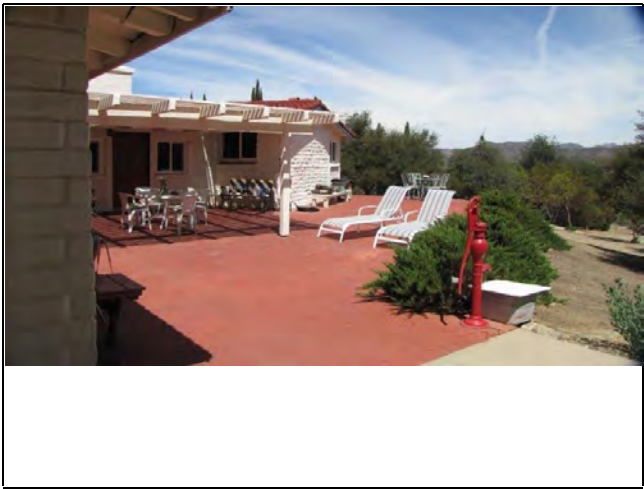
Laundry Location: **Closet Stacked**

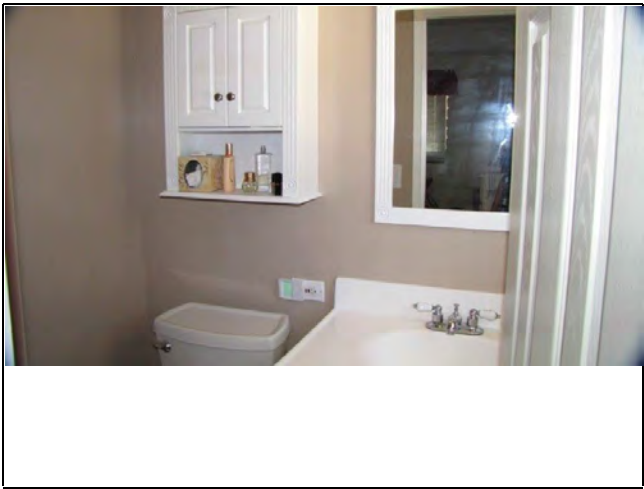
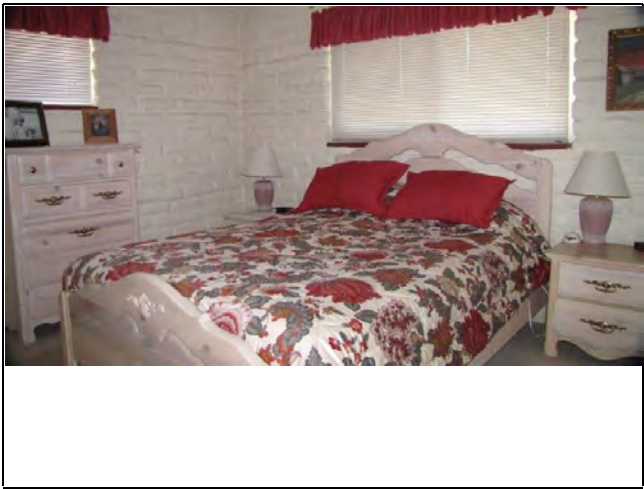
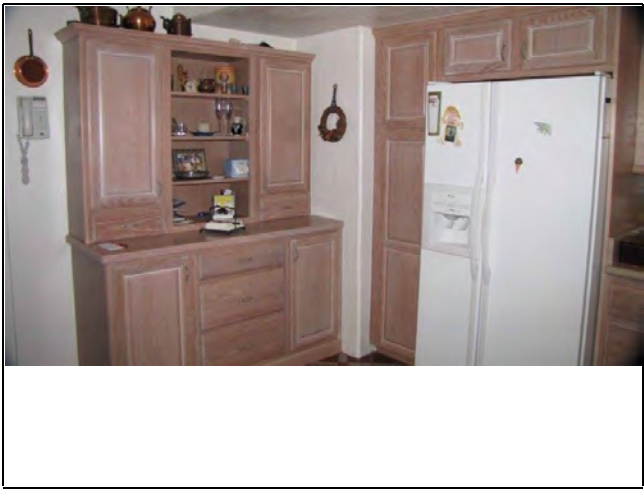
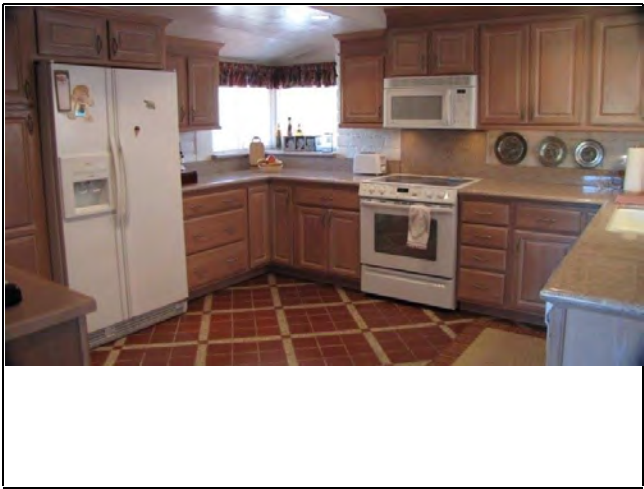
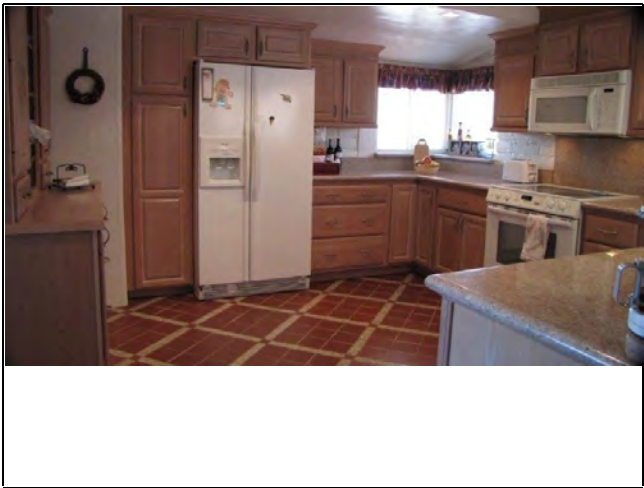
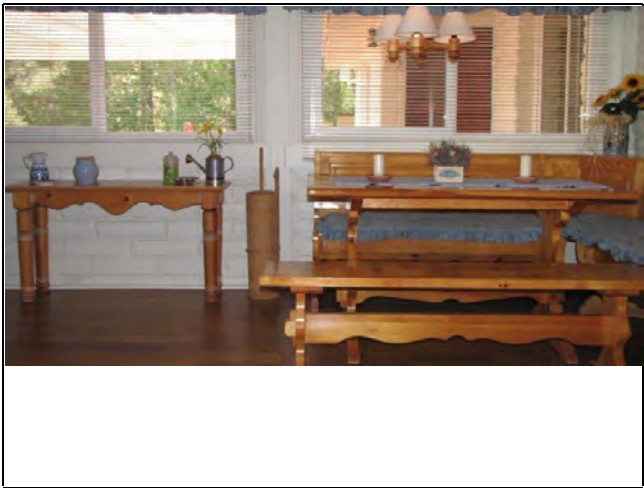
Sewer/Septic: **Septic Installed**

Stories in Building:



This is a COPIED editorial from the Romona Sentinel informing the public of the future plans for the WARNER SPRINGS RANCH : "Thursday, March 21, 2014. Warner Springs Ranch resort was sold at auction to a San Diego-based hotel management company and will undergo renovations, the buyer announced today. Pacific Hospitality Group said it will spend \$15 million to complete the acquisition of the 2,400-acre property. The resort is about 30 miles northeast of Ramona in San Diego County's back country. The company announced it would spend up to \$50 million more to fix up the resort, which went into bankruptcy and closed last year. The property, founded as a working ranch in the mid-1800s and opened as a resort in the 1920s, includes a 27,000-square-foot main lodge, 250 casita units, a 144-acre golf course and clubhouse, four tennis courts, equestrian opportunities, two restaurants, a spa, campgrounds, three swimming pools, a private airport, and meeting facilities. The new owner said it will upgrade the golf course, with an eye toward completion in the spring of next year. Plans also call for a new winery and tasting room, a gym and fitness center, a beach and tennis club, expanded meeting facilities, cattle and horse grazing, a spa, a cultural center, luxury RV park, hunting and fishing opportunities, and expanded food and beverage options. The casitas and main lodge will be

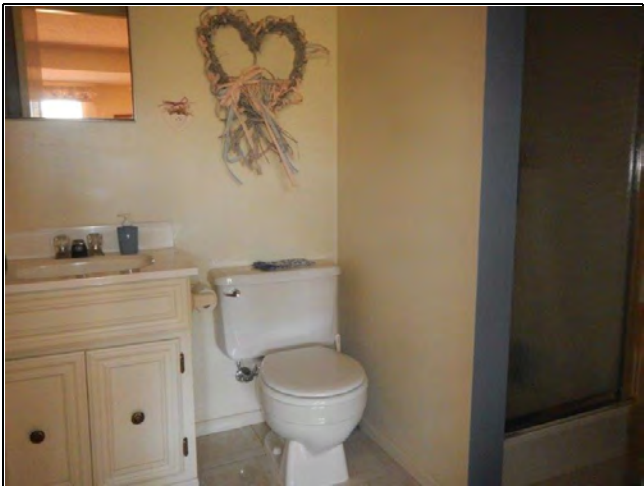
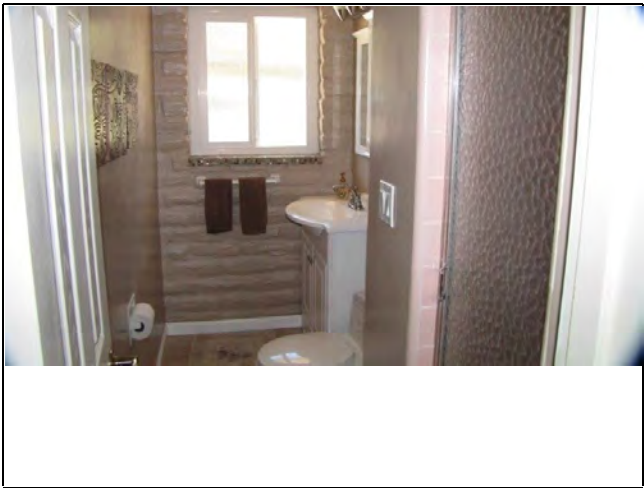
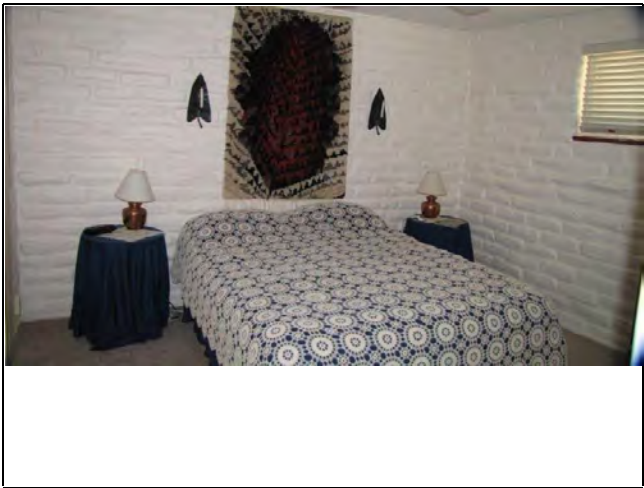




MLS #: 150004302

32450 Camino San Ignacio

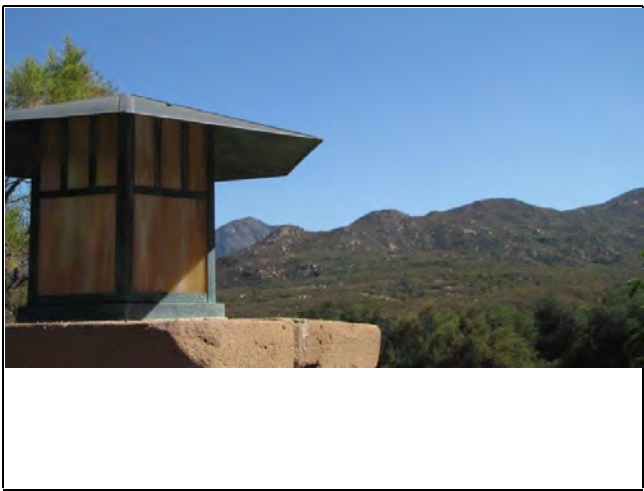
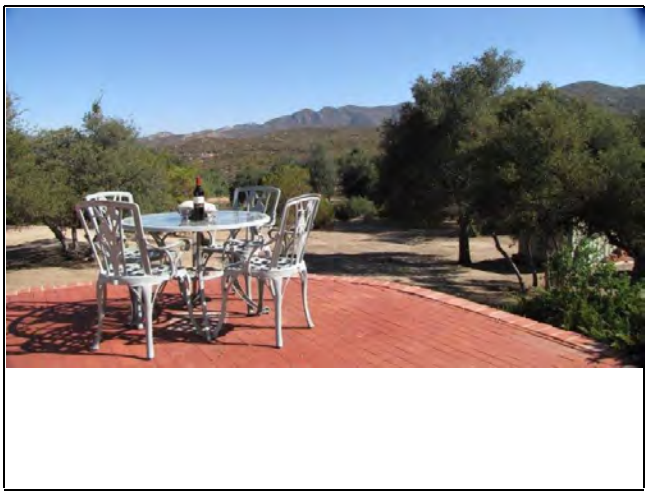
List Price (H): \$395,000



MLS #: 150004302

32450 Camino San Ignacio

List Price (H): \$395,000





Legend

☐ Parcels

Notes

0.8 0 0.41 0.8 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: 1371210400

Report generated 6/18/2013 11:04:09 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1371210400

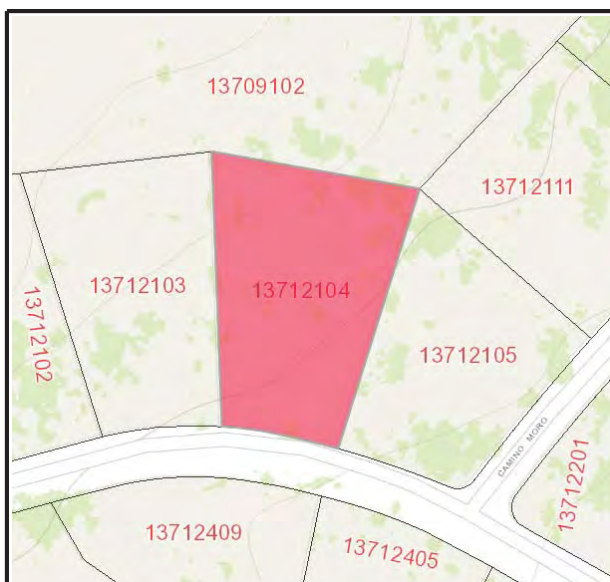
Legal Lot: _____

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
	Building Type
	Maximum Floor Area
	Floor Area Ratio
	Height
	Lot Coverage
	Setback
(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 allowed by the RR Use Regulations upon issuance of a Minor Use Permit.

- a. Civic Use Types.
 - Minor Impact Utilities
 - Small Schools

- b. Commercial Use Types.
 - Cottage Industries (see Section 6920)
- c. Agricultural Use Types
 - Farm Labor Camps

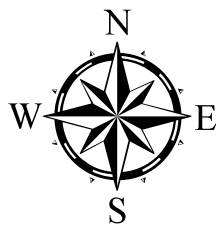
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(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

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
 - Civic, Fraternal or Religious Assembly
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - 10-09Group Care
 - Law Enforcement Services
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
- 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)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

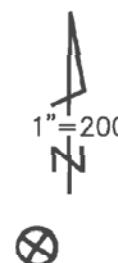


1 inch = 228.34 ft



ORDER NO.
00180265-995-CC1
07/09/2013
APN
137-121-04-00

137-12



Legend

- PIQ
- Ease for Aerial, Underground Telegraph, Telephone & Communication Structures recorded 09/18/1947 Bk2501 Pg155 OR - Item 5
- Ease for Utilities recorded 05/05/1959 Bk7641 Pg487 OR - Item 7



DETAIL

THIS MAP IS PROVIDED FOR INFORMATION PRURPOSES ONLY; IT IS NOT A PLOT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.