



Media: 3

Lot/Land
MLS #: **090048363**
APN: **159-240-15-00**
Listing Type: **Exclusive Right (R)**
Ownership: **Fee Simple**

Status: **Active**
SP:

LP: **\$600,000**
Orig.Price: **\$600,000**
List Date: **08/25/2009** MT: **143**
EO: **N** LS: **N** AMT: **143**

CBB\$: CBB%: **2.50%** CVR: **N**
Address: **2133 North Santa Fe**
City: **Vista**
Parcel Map #: **15924**
Tentative Parcel Map #:
APN #2:
APN #3:
APN #4:
Water District: **OUT**
School District: **VISTAUNIF**
Age Restrictions: **N/K**
Sign on Property: **Y**

Court/Lndr Apprvl Needed: **N**
Possession: **Close of Escrc**
Lot Size: **4+ to 10 AC**
Acres: **8.00**
Zip: **92084** MapCode: **1087G2**
Community: **VISTA**
Neighborhood: **Guajome**
Complex/Park:
Jurisdiction: **Incorporated**
Cross Streets: **Camino Largo**
Zoning: **A-1**
Prop.Mgmt.Co:
Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

Approximately 8 acres, primarily wetlands and some disturbed uplands. Excellent site for mitigation or agriculture; could also be restored or enhanced. Well on site. Per City of Vista, 1 single family home could be built on the parcel. Stream on property flows into the Guajome County Park. Owner has recently done a boundary adjustment; two additional parcels, 1 acre each, are also available. See MLS# 090060638 and 090060666 for information on 1 acre lots; one lot contains a home.

Confidential Remarks:

Directions to Property:

Showing Instructions: **Contact Agent**

Occupied: **Vacant**

Occupant: **NA**

Occupant Phone:

Mandatory Remarks: , **None Known**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Ann Van Leer (623973)**
2nd Agent:

Agent Phone: **(858) 452-2027**
2nd Agt Phone:

Add'l Phone:
2nd Add'l Phone:

Listing Office: **Land Conservation Brokerage**
Email: **annvanleer@san.rr.com**

Office Phone: **(858) 442-0937**
Fax: **(858) 452-7419**

Broker Office ID: **67229**
Pager:

SOLD INFORMATION

Off Market Date: Close of Escrow: Expiration Date: **08/23/10** Sale Price:

Selling Agent #: Selling Agent Name: SA Phone: Financing:
Selling Office #: Selling Agent Office: SO Phone:
Concessions:

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: **N/K**
Total Monthly Fees: **\$0** HOA: HOA Phone:
Assessments:

Terms: **Cash**

MLS#: 090048363

2133 North Santa Fe

LP: \$600,000

SITE FEATURES

Approx # of Acres: **8.00**

Water: **Well/Irrigation Only**

Approved Plan:

Approx Lot SqFt:

Highest Best Use: **Agriculture, Other/Remarks**

Approx Lot Dim:

Sewer/Septic: **Septic Installed**

Current Use: **Natural Vegetation**

Lot Size: **4+ to 10 AC**

Land Use Code:

Additional Land Use: **Other/Remarks**

Animal Designator Code:

Frontage Length: **240**

Frontage: **Other/Remarks**

Boat Facilities:

Fencing: **Partial**

Lot Size Source: **Survey**

Irrigation: **N/K**

Pool:

View: **Greenbelt**

Pool Heat:

Topography: **Slope Gentle**

Development:

Prop Restrictions Known:

Structures:

Site:

Complex Features:

Miscellaneous:

Utilities Available: **Cable TV, Telephone, Electric**

Utilities to Site: **Cable TV, Electric, Telephone**

SUPPLEMENTAL REMARKS