



RANCHES • HOMES LAND • LOANS



PROPERTY REPORT

DESCRIPTION: *40 Acres on Misty Meadow Road, Poway 92064*

40^{+/-} acre exclusive estate home site located in the City of Poway near Iron Mountain. Rarely do you find a commanding multi-million dollar view on a nearly all usable large parcel of land in the City of Poway.

This rare offering is accessible by more than a mile of well-developed road infrastructure. The gentle topography lends itself to extensive potential development. However, if natural beauty, peace and quiet are what you seek, it is already present on this incredible site.

With few large parcels of this quality remaining in the County of San Diego, the value of this location cannot be overstated. The City of Poway is known for exclusivity, outstanding schools, and prime proximity to all the County of San Diego has to offer. Downtown San Diego is an easy commute, and abundant recreational activities and the conveniences of modern living are just minutes away - yet you feel as though you are miles from the distractions of an urban lifestyle.

If you desire more space, the adjacent 80 acre parcel, featuring nearly all usable terrain, a pond, a large eucalyptus grove, and many building sites, is also available.

PRICE: \$649,000

APN: 321-111-25-00

**CONTACT: Donn Bree; Marketing@Donn.com; 800-371-6669
Meriah Druliner; Meriah@Donn.com; 760-420-5131**

We Know The Backcountry!



RANCHES • HOMES LAND • LOANS



PROPERTY REPORT

DESCRIPTION: *80 Acres on Mina De Oro, Poway, 92064*

80⁺ acre elite estate home site located in the City of Poway near Iron Mountain. This rare, gently rolling site is surrounded by multi-million dollar homes with near panoramic views for miles. This magnificent property has two very private entrances, an additional emergency exit, and several incredible building sites. Regardless of where you decide to build your home, there are many areas to develop additional infrastructure for just about any intended use: an estate home surrounded by a beautiful naturescape, expansive equestrian facility, gentleman's ranch, or a modest home surrounded by your personal private park-like setting!

This truly one-of-a-kind property is accessible by more than two miles of well-developed road infrastructure, featuring an ephemeral pond, large eucalyptus grove (6⁺ acres), and several beautiful rock outcroppings creating a variety of vantage points – all easily accessible.

The value of this location cannot be overstated. The City of Poway is known for exclusivity, outstanding schools, and prime proximity to all the County of San Diego has to offer. Downtown San Diego is an easy commute, and abundant recreational activities and the conveniences of modern living are just minutes away - yet you feel as though you are miles from the distractions of an urban lifestyle.

If you desire more space, the adjacent 40 acre parcel, featuring a commanding view in all directions, is also available.

PRICE: \$ 1,695,000

APN: 321-111-24-00

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Paradise in Poway

\$1,695,000

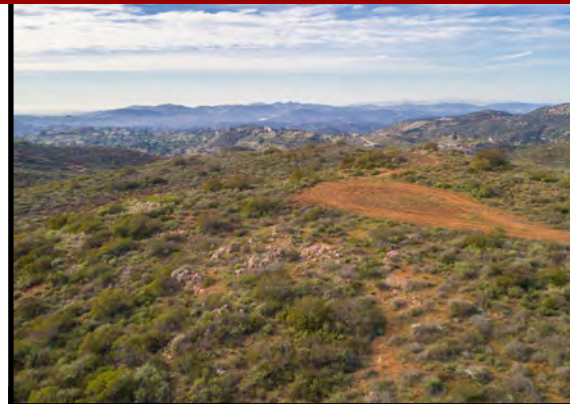
\$649,000

Misty Meadow Road and Mina De Oro Road, Poway, CA 92064

Two Large Adjacent Parcels | Commanding Views | Usable Terrain | Several Potential Building Sites

- **80^{+/-} acre and 40^{+/-} acre parcels offering elite estate home sites located in the City of Poway near Iron Mountain surrounded by multi-million dollar homes.**
- **Usable gentle rolling terrain with panoramic views for miles.**
- **Many desirable features include:**
Multiple private entrances, well-developed roads, seasonal pond, large 6⁺ acre Eucalyptus grove and several beautiful rock outcroppings, creating a variety of vantage points – all easily accessible.
- **Potential for building additional infrastructure such as:**
Expansive equestrian facility, gentleman's ranch, or a modest home surrounded by your personal private park-like setting.
- **Downtown San Diego is an easy commute, and abundant recreational activities and the conveniences of modern living are just minutes away – yet you feel as though you are miles from the distractions of an urban lifestyle.**

Parcels may be purchased individually or as one offering.



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

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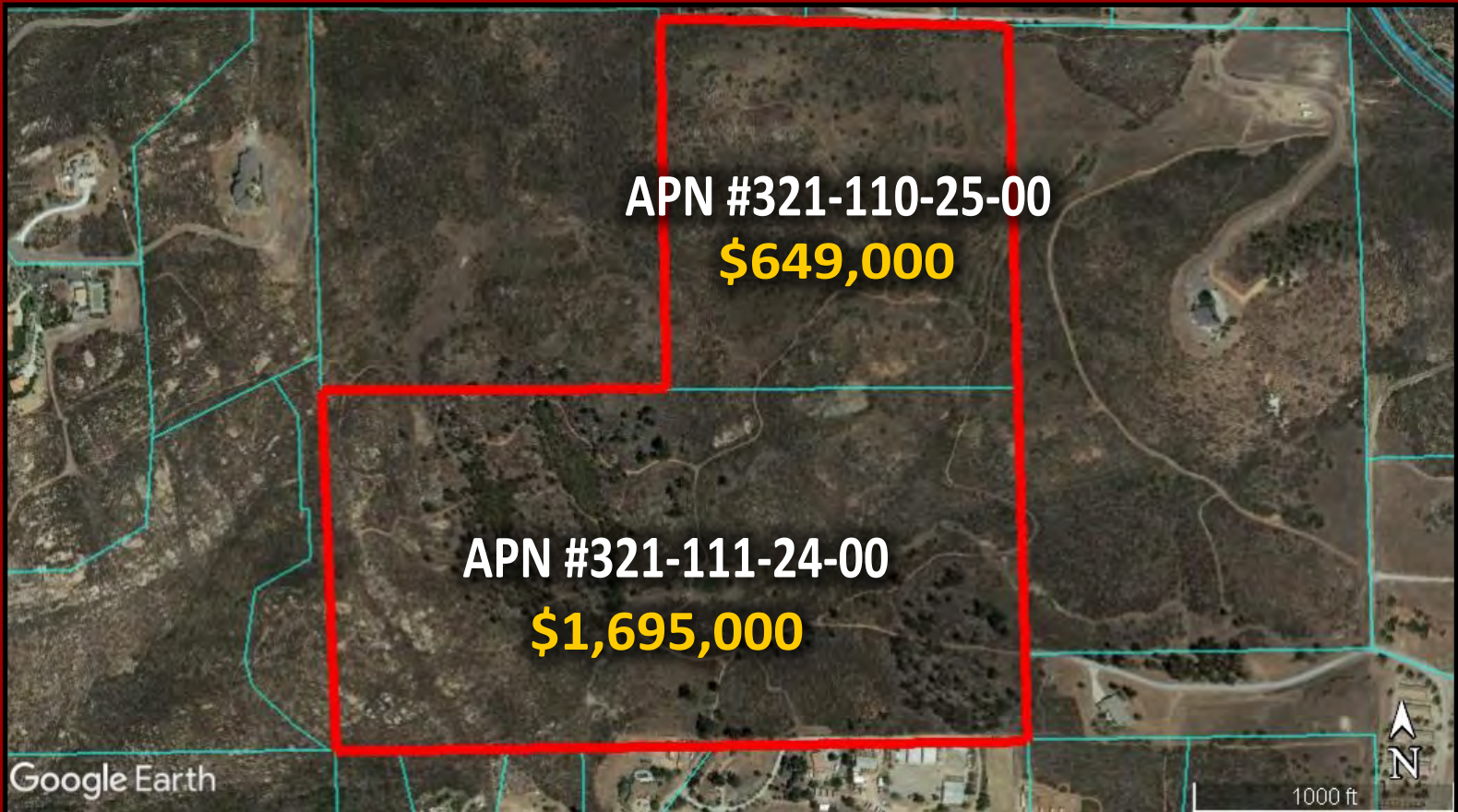
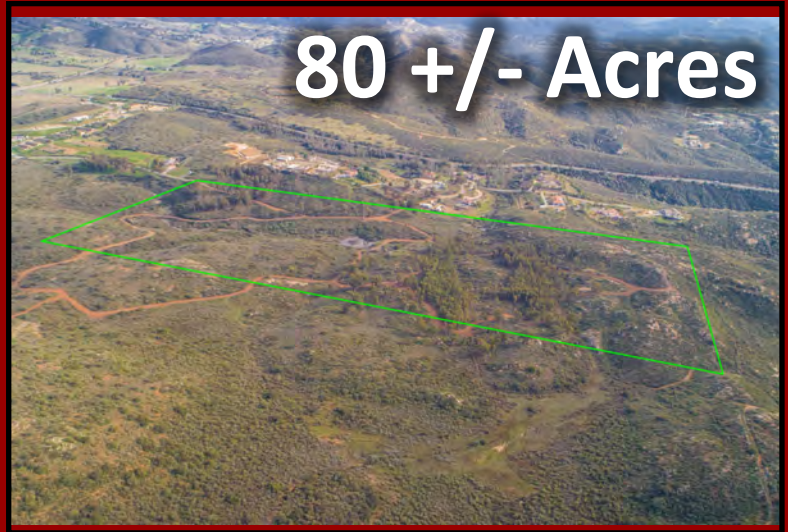
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**PARCELS MAY BE PURCHASED INDIVIDUALLY
OR AS ONE OFFERING**





Google Earth





Assessor Parcel Number	3211102500	Side Yard Setback - street side (min)	20 ft.
Address	0 MISTY MEADOW RD	Rear Yard Setback (min)	50 ft.
Legal Description	SEC 4-14-1W*NE 1/4 OF*DOC229665REC68 IN SW 1/4 OF*	Lot Coverage (max)	35 %
Acreage (estimated)	41.30	Height (max)	35 ft.
Subdivision Map		Within Very High Fire Hazard Zone	Yes
Subdivision Name		Within 100 Year Flood Plain	No
Dwelling Units (existing)	0	Within 500 Year Flood Plain	No
Zoning Code	RR-A	Within 100 Year Flood Way	No
Zoning Description	Rural Residential A	Within Hillside Ridgeline Review Area	No
Front Yard Setback (min)	40 ft.	Council District	2
Side Yard Setback - each side (min)	20/20 ft.		

Map Provided by the City of Poway



Print Date:
3/2/2020

Map Scale:
1 inch = 352 feet

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, aerial survey, or for zoning verification.

Map Provided by the City of Poway



Assessor Parcel Number	3211112400	Side Yard Setback - street side	20 ft.
Address	0 MINA DE ORO RD	Rear Yard Setback	50 ft.
Legal Description	PAR 1\	Lot Coverage	35 %
Acreage	82.88	Height	35 ft.
Subdivision Map	PM18327	Within Very High Fire Hazard Zone	Yes
Subdivision Name	PARCEL MAP NO 18327	Within 100 Year Flood Plain	No
Dwelling Units	0	Within 500 Year Flood Plain	No
Zoning Code	RR-A	Within 100 Year Flood Way	No
Zoning Description	Rural Residential A	Within Hillside Ridgline Review Area	Yes
Front Yard Setback	40 ft.	CouncilDistrict	2
Side Yard Setback - each side	20/20 ft.		



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Map Scale
1 inch = 376 feet
 11/5/2019

Map Provided by the City of Poway



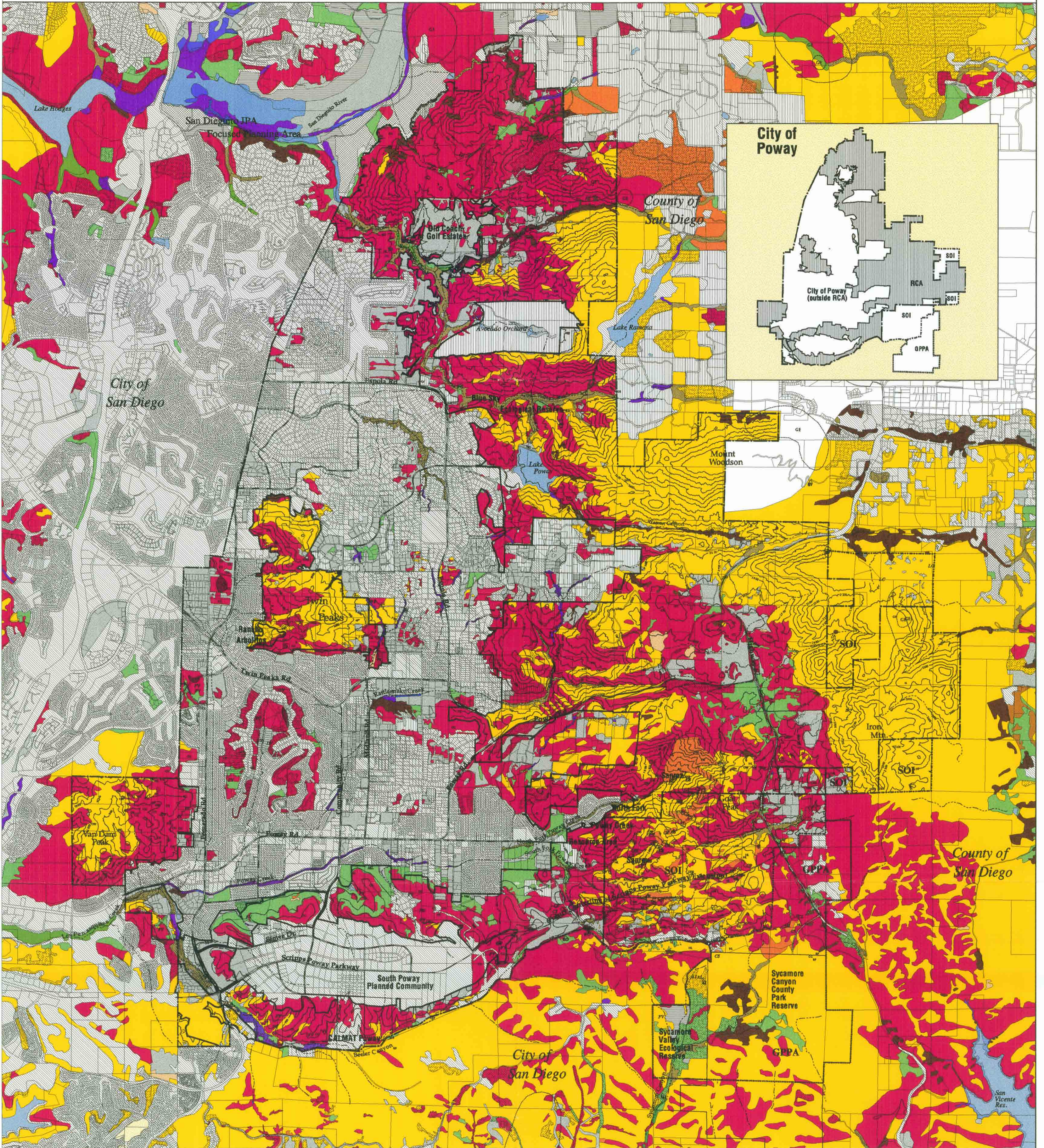
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Poway Subarea Habitat Conservation Plan/NCCP



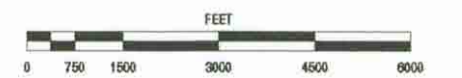
Map 1: Vegetation Communities

Legend

- | | | | |
|------------------------------|----------------------------|--------------------------------|--|
| Coastal Sage Scrub | Riparian Forest | Disturbed Wetlands | Disturbed Vegetation (mapped as overlay) |
| Chaparral | Oak Riparian Forest | Wet Meadow | Mitigation Area Boundary |
| Coastal Sage/Chaparral Scrub | Oak Woodland | Natural Floodchannel/Streambed | |
| Grassland | Oak Woodland - Dense Phase | Disturbed Habitat | |
| Freshwater Marsh | Eucalyptus Woodland | Agriculture | |
| Riparian Scrub | Open Water | Developed | |

Base Map Legend

- City of Poway Boundary
- Sphere-of-Influence (SOI)
- Major Roads
- Parcel Lines *
- Poway General Plan Planning Area (GPPA)



ODEM Environmental and Energy Services

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July 21, 1997 vsg_hp.aml

40 Acres 160 Acres

