

Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

*PREPARATION*

*PROFICIENCY*

*PROVEN RESULTS*



## **Poway View Home Site**

Iron Mountain Drive / Poway, CA 92064

APN 322-041-07-00

### *Property Highlights*

- ♦ Panoramic Views For Miles
- ♦ Convenient Location
- ♦ Private Neighborhood
- ♦ 32 +/- Acres Home Site
- ♦ Stunning Potential Building Site
- ♦ Easy Access

**Offered at \$399,000**



**Kent Dover**

Kentdoverproperties@gmail.com

415.205.8742

CA DRE # 02047735



For more property info:

**RedHawkRealty.com**

**800.371.6669**

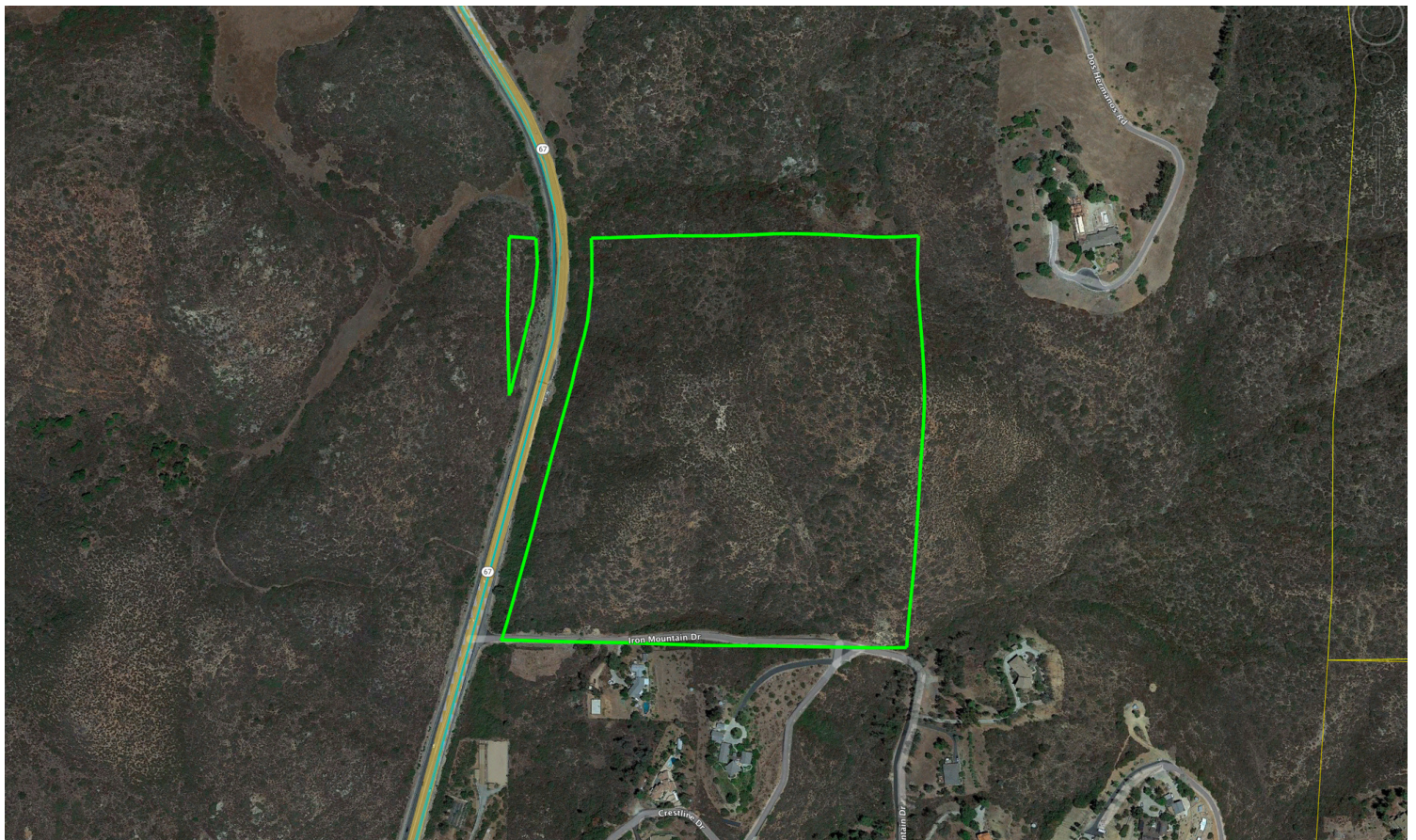




# Poway View Home Site



32+/- acre elite estate home site located in the City of Poway at the base of Iron Mountain. This one of a kind property is accessible via Hwy 67 followed by a short, well-maintained road, leading directly to a rough-graded driveway onto the property. Upon reaching the potential homesite, one is greeted by the perfect location to build their forever home.



**RedHawkRealty.com**



**800-371-6669**



# Map Provided by the City of Poway

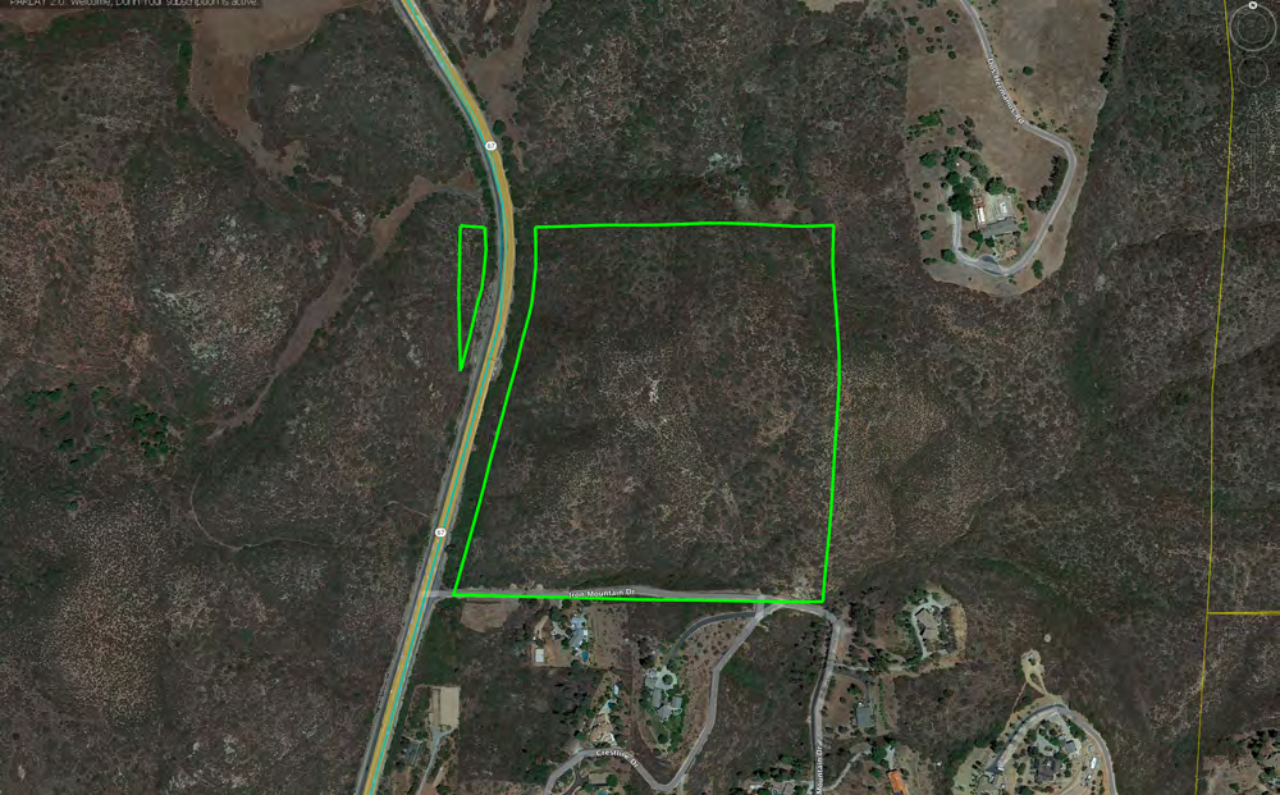


Assessor Parcel Number	3220410700	Side Yard Setback - street side	20 ft.
Address	0 HIGHWAY 67	Rear Yard Setback	50 ft.
Legal Description	SEC 10-14-1W*SEQ*(EX HWY&HWY OPS)DOC81-198601 IN NEQ OF SWQ&IN\	Lot Coverage	35 %
Acreage	32.76	Height	35 ft.
Subdivision Map		Within Very High Fire Hazard Zone	Yes
Subdivision Name		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
Land Use Code		Within Air Influence Area	No
Land Use Description		Council District	2
Front Yard Setback	40 ft.	Specific Plan	
Side Yard Setback - each side	20/20 ft.		

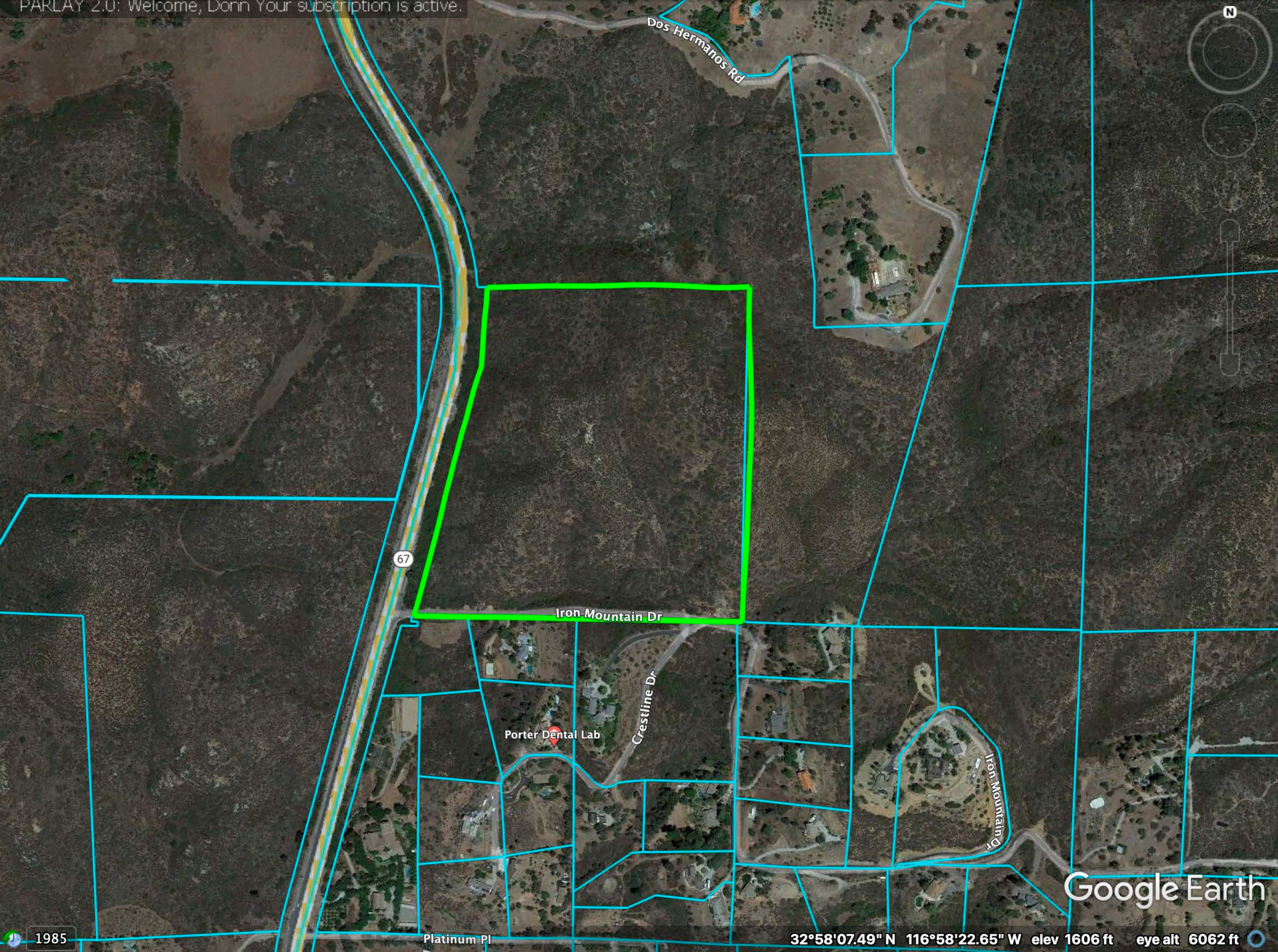


*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

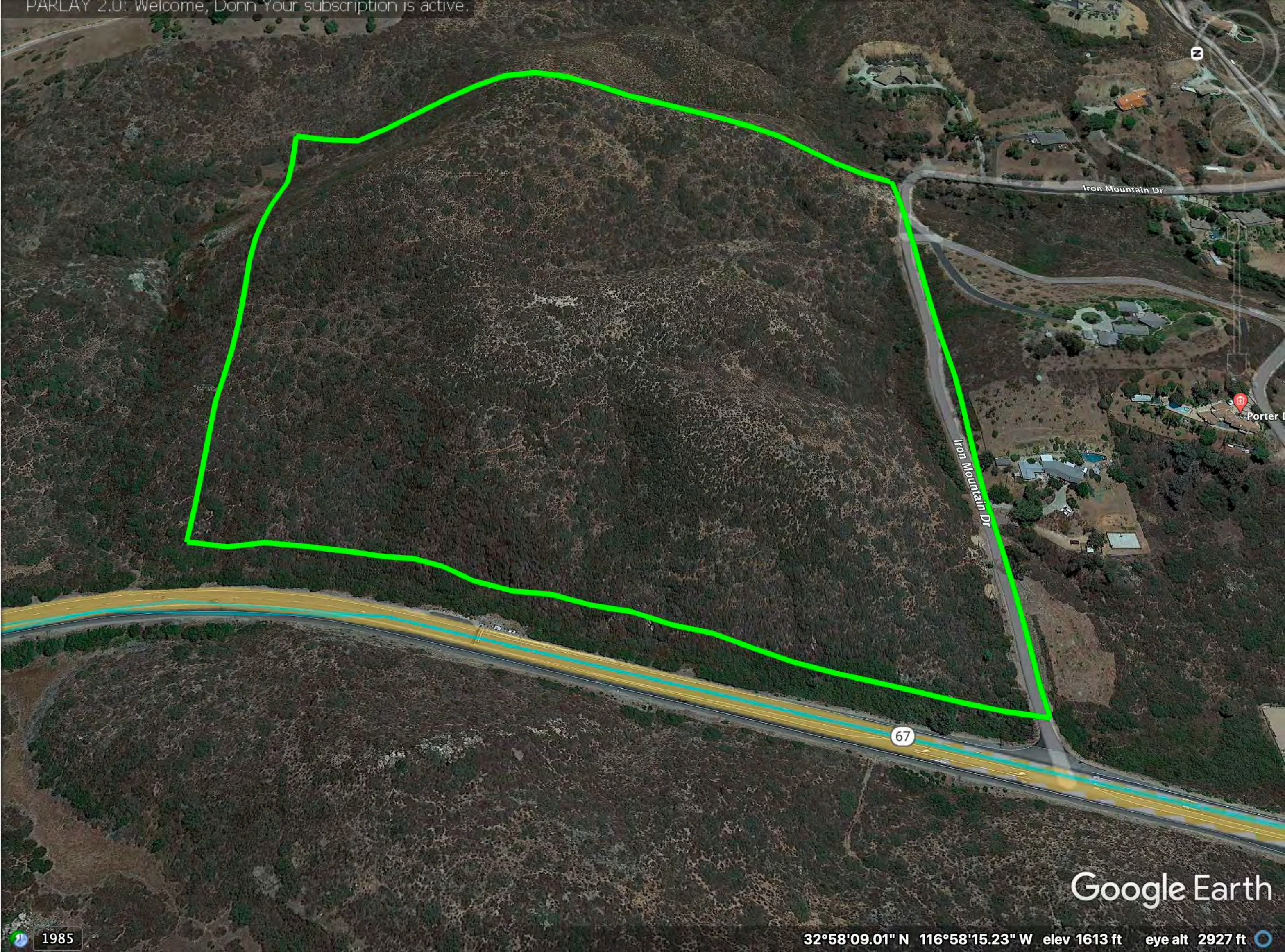
**Map Scale**  
**1 inch = 376 feet**  
**12/20/2021**











Google Earth



1985

32°58'09.01" N 116°58'15.23" W elev 1613 ft eye alt 2927 ft