

9.78 ACRES EL CALAMAR ROAD

TEMECULA, CALIFORNIA 92590

\$115,000 | 9.78 ACRES SQUARE FEET



View Online: <http://www.BuyElCalamar.com>
For Instant Photos: Text 14548 To 415-877-1411

Reduced for quick sale! No expense spared in developing this prime 10 acres. Huge graded cut pad, over one acre, for single family home, sits above year-round creek with great views to the west. Backs to the Santa Rosa Plateau preserve. All utilities to the property, including two-inch water line, a savings of over \$13,000. Additionally the pricey Zone of Benefit fees have been paid, another savings of over \$35,000! Pad is ready for final grading, just renew permits and go. HANS/Habitat study done. Perc test done, septic permit just needs to be renewed. Fire hydrant at the property, a huge savings. Grading expense of over \$60,000 saved! Just 10 minutes to Old Town Temecula, I-15 and the Promenade Mall, on quiet traffic free streets. Year-round creek runs through the property for peacefulness and tranquility of open space for your enjoyment!



Directions: Take Rancho California Road west from I-15 to the end, then left on De Luz Road...

- Cut Pad Already Graded!
- 2-Inch Water Meter Ready to Drop In!
- All Utilities at the Property!
- Fire Hydrant Installed!
- Water Zone of Benefit Fees Paid!
- Perc Test Done, Permit just needs Renewal!
- Year Round Creek!
- HANS/Habitat Study Done!



AGENT INFORMATION



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Realty Pro's

ABOUT BRUCE HOMME, BROKER

Helping buyers and sellers! Mr. Homme has been a Realtor and Broker for over 30 years in Southern California, specializing in residential sales and leasing, commercial real estate, vacant land, groves and higher-end properties. He brings a broad range of experience to the current real estate market, representing both buyers and sellers in all types of transactions. If you're thinking abo...

□ □ Disclaimer: All information deemed reliable but not guaranteed.