

**LN**MLS #: **250037625**APN: **278-200-31-00**Addr: **Highway 67 Lot 1**City,St: **Poway , CA**Zip: **92064**

Lot Size: **4+ to 10 AC**  
 Lot Size Source: **ORMKS**  
 Lot SqFt Approx: **189,920**

Community: **POWAY**Neighborhood: **Poway**

Complex:

Restrictions: **N/K, Other/Remarks**MandRem **None Known**

Seller will Entertain Offers between 200000 -  
 300000

Listing Type **ER**Status: **ACTIVE**Short Sale: **No**Lot #: **Lot 1**List Price: **\$200,000 - \$300,000**Original Price: **\$300,000** DOMLS **0**Sold Price: **MT**List Date: **8/28/2025** LP/SqFt: **\$68,80**Modified Date: **8/29/2025** SP/SqFt:

COE Date:

Land Use Code: **RRA**Zoning: **RRA**Additional Property Use: **ORMKS**

Development:

Highest Best Use: **Residential**Age Restrictions: **N/K**View: **Evening Lights, Mountains/Hills, Panoramic**Pool: **N/K****Virtual Tour Link****REMARKS AND SHOWING INFO**

Lot size is 4.36 Acres and offers incredible Ocean & Mountain Views. Do not go through property w/o an appointment. Fantastic Opportunity to Build Custom Estate Home or potentially up to 3 Units max. Call listing broker to discuss numerous possibilities. Nestled among Multi-Million Dollar Estates. Seller is a licensed RE Broker. Adjacent Mobile Home Park with APN 321-110-53-00, MLS #250037622 is also available & is being marketed separately. Owner requires selling both locations with a simultaneous Close of Escrow. See Marketing Package.

Conf. Remarks: **Do Not Go On or Through Property Gate w/o an Appt. Seller requires closing the lot w/ Adjacent Mobile Home Park: 15348-15358 Running Deer Trail, MLS#250037622, being marketed separately, that has 5 MH & a Frame/Stucco 585sq.ft. Office Bldg. w/ 1.5 Baths. Call Broker to Schedule Appt. Sale Comps available upon request. MHP APN 321-110-53-00 listed separately at additional price. Call listing broker for details.**

Cross Streets: **Running Deer Trl, Mina De Oro**Map Code: **1171C6**Directions To Property: **From HWY 15, Take Poway Rd. East approx. 12Miles to HWY67. Turn left and proceed 1mile to the first left. Pls use GPS.**Showing Instructions: **Call Listing Broker to make an appointment (858)205-1031.**Occupied: **VAC**

Occupant:

Occupant Phone:

Lockbox: **No**Listing Agent: **Joseph V Siemienowski - 858-205-1031**

2nd Agent:

Listing Office: **Siemienowski & Associates - Office: 858-866-0750**DRE License#: **00831832**Broker ID: **62167**Fax: **Fax: 858-866-0755**

Off Market Date:

Close of Escrow:

Financing:

Concessions:

Selling Agent:

SA DRE#

Sale Price:

Selling Office:

Exp Date: **2/27/2026**

HO Fee Includes:

Home Owner Fees:

Paid:

Pay Freq.

Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type:

HOA Phone:

Prop Mgmt Co:

Prop Mgmt Ph:

Cmplx Feat:

Wtr Dist: **CITY OF POWAY**School District: **POWAY**Fencing: **Partial, Other/Remarks**Frontage: **Other/Remarks**Irrigation: **Other/Remarks**

Miscellaneous:

Prop. Restrictions Known:

Site:

Structures:

Terms: **Conventional, Other/Remarks**Topography: **Slope Gentle, Slope Steep, Other/Remarks**Utilities Available: **Electric, Propane, Telephone, Other/Remarks**Utilities to Site: **Propane, Other/Remarks**Water: **Other/Remarks**

Sewer/Septic:

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One of the best values available in San Diego County. Unbelievable location to build either your estate home or build up to an additional 3 residential units!! Incredible Ocean and Mountain Views. Area of Large Estate Homes and Trails, near base of Mt. Woodson. Potential for Dream Home or 3 Additional Units (SFR + ADU + Junior ADU). Seller is a Licensed CA Real Estate Broker. Plenty of parking for contractor equipment, RVs, ATVs, toys, etc... Drive by Only, Do Not Pull into the Driveway. Contact Agent for additional photos, plans and other info. Boundary Lot Adjustments were completed and recorded on December 22, 2022. Lot sz is 4.36 Acres. This lot will only be sold with the simultaneous close of escrow of the Adjacent Mobile Home Park Listing MLS #250037622. Therefore, the sale of this land is contingent on the simultaneous close of escrow with 15348-58 Running Deer Trail. APN: 321-110-53-00. The Mobile Home Park is currently available for Sale at an actual CAP rate of 6%. See Marketing Package attached. If the Mobile Home Park goes into escrow, the buyer will have a first right of refusal to purchase this lot. Mobile Home Park is available at \$1.749.000.