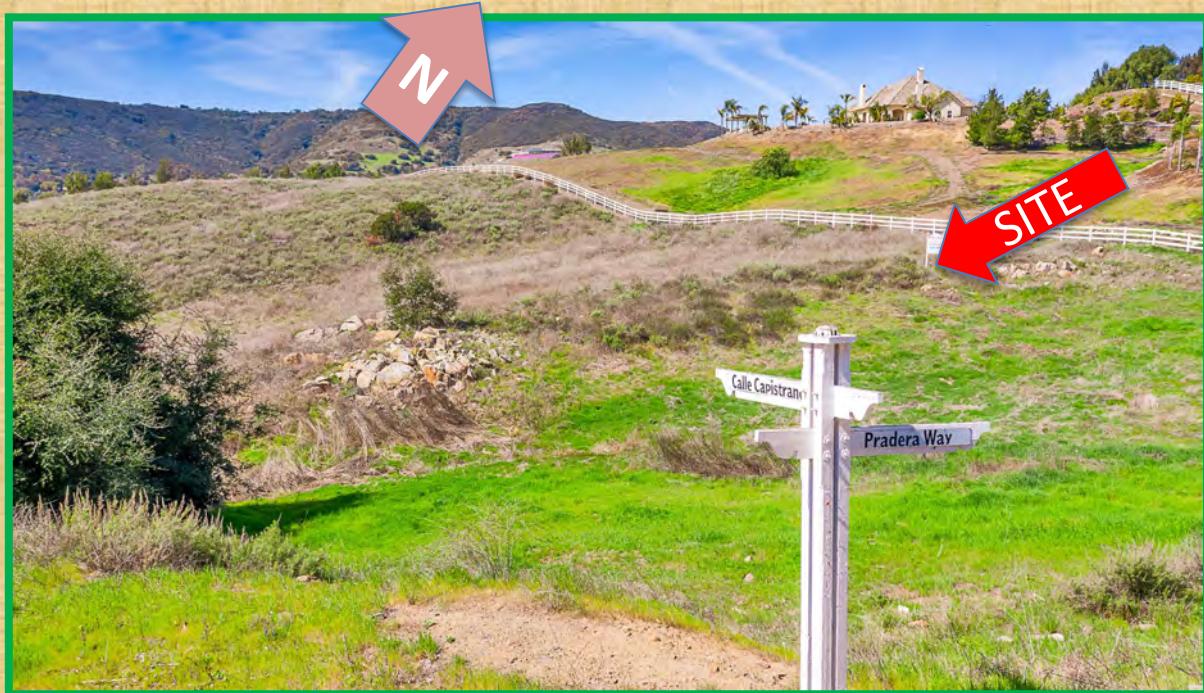


# De LUZ VIEW LOT \$325,000 5.04 Ac. 0 Calle Capistrano, Temecula CA 92590



Call Agent, Rick Jemison Before Going Direct 949-463-2921



**PROPERTY: APN # 935-070-023**

#### Features

- Sunset, Mountain, Valley, Plateau Views
- Buildable Pad Above Paved Street
- Slopes South & East of Highest Pad Area
- Luxury Estates Neighborhood, CCR's
- Groves, Citrus, Vineyards Nearby
- RA-5 Zone, Crops, Horse, SFR Property

#### Area

- Rural Yet Just 4 Miles to Temecula & I-15
- Custom Estates, Ranches, Groves.
- Santa Rosa Plateau Breezes, Seasons
- Central to San Diego, LA, OC Counties

#### Directions:

I-15 Exit Rancho California. West Uphill to Calle Capistrano. Go Right/East to Site @ Pradera Way

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Rick Jemison, CalRE# 01251536, Broker Associate Coldwell Banker Realty, Wildomar, CA, 92595, 949-463-2921, rikimjem@msn.com

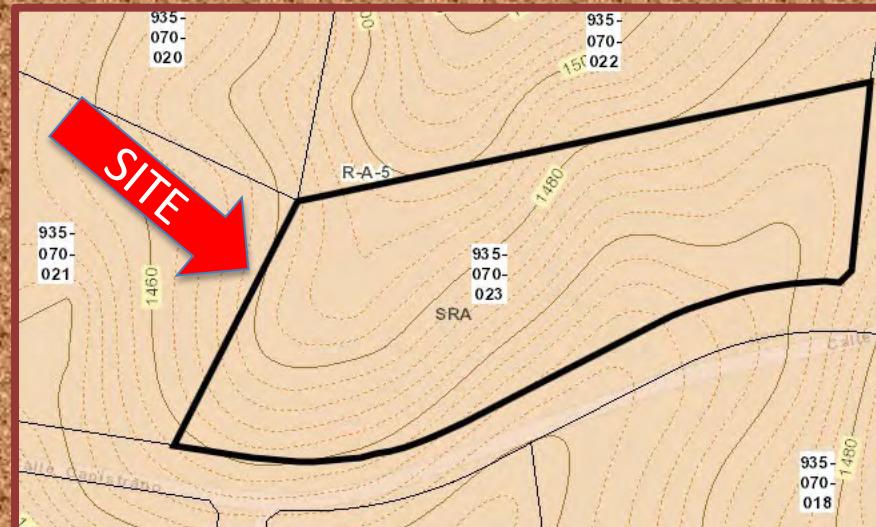
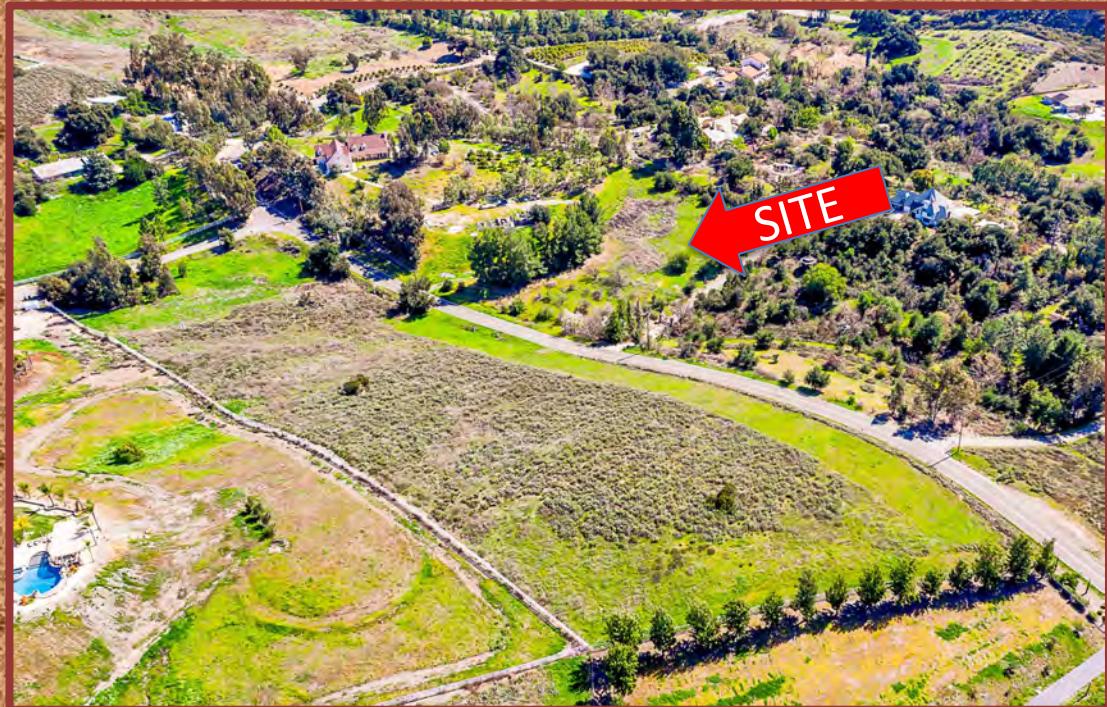
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## UNIQUE R-A-5 AG/SFR VIEWSITE OPPORTUNITY

LAND FOR SALE

THIS PROPERTY HAS LIMITED ACCESS  
CALL AGENT FIRST: 949-463-2921



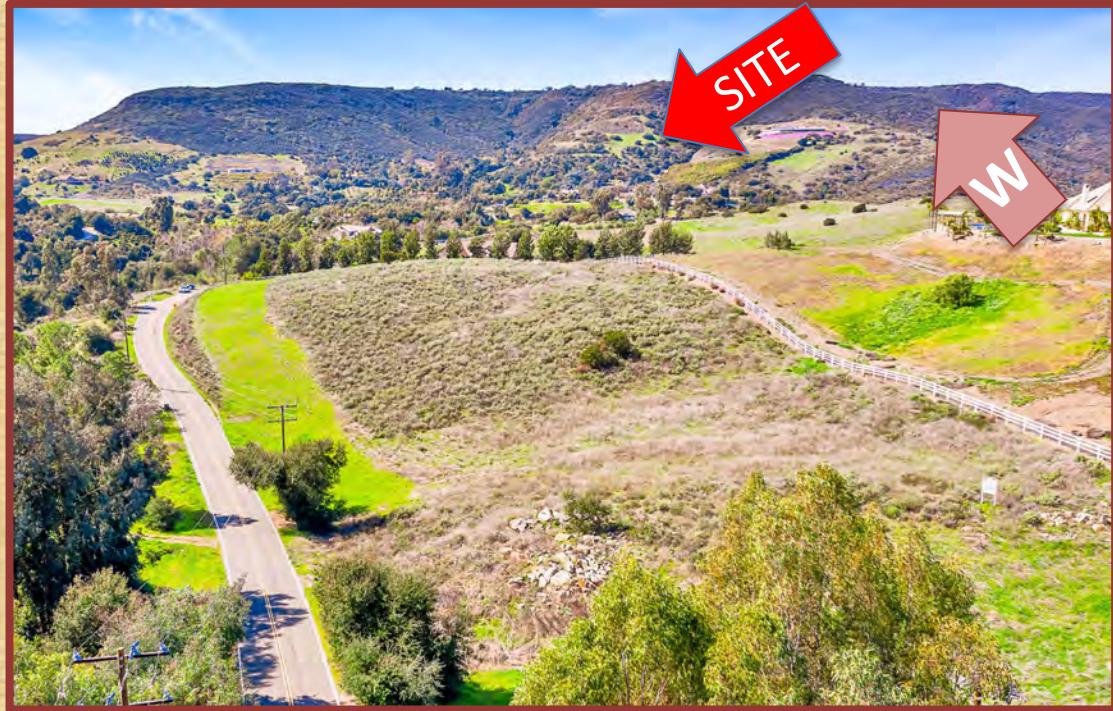
Contact: Rick Jemison, Broker Associate Coldwell Banker Realty  
32326 Clinton Keith Rd. #104, Wildomar, CA, 92595  
CalRE# 01251536 rikimjem@msn.com 949-463-2921

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## UNIQUE CUSTOM ESTATES & AGRICULTURE NEIGHBORHOOD

Riverside County RA-5 Zone: Min. 5-ac. Lots, Vineyards, Crops, Horses, SFR and other Uses. Subject to CC&R's. See Disclaimers & Disclosures Below



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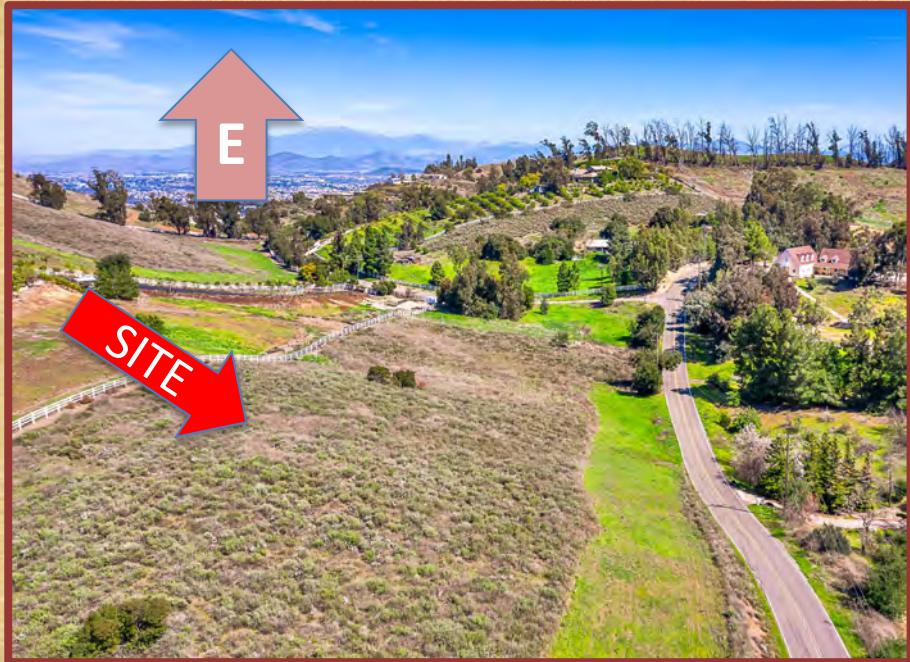
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COLDWELL BANKER  
REALTY

SCENIC CALLE CAPISTRANO  
FRONTAGE 881 FEET.

DRONE LOOKING SOUTHEAST



CONTACT: *Richard K. Jemison Sr., Broker Associate: CalBRE #01251536*  
*949-463-2921 [rikimjem@msn.com](mailto:rikimjem@msn.com)*  
*Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595*

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**THE LAND.** Beautiful, buildable 5-acre investment view lot among neighboring luxury estates in De Luz Ranchos Property Owners Association. Serene southerly & westerly sunset, canyon and valley views of the De Luz hills of the Santa Rosa Plateau from the likely high point building pad site. CC& R's require minimum home size, other quality features. Calle Capistrano is paved and in good condition, maintained by the De Luz Community Services District. CCR's and Zoning allow horses and equestrian facilities. Fire Hydrant adjacent to mid-Property line. This section of Calle Capistrano is a desirable, secluded, serene neighborhood including nearby vineyards, groves, citrus and other investment uses..

**THE AREA.** This future home, equestrian, vineyard or grove site is in an area of groves, estate homes, and ranches just 4 miles up Rancho California Road from Temecula Old Town, conveniently close to Temecula Town Center, Promenade Mall, Temecula Auto Dealers, Costco, and highly rated Temecula Schools, Buyer to Conduct own diligence regarding Buildable Areas, Permit Conditions, CCR's. Utilities and other Services. **See Disclosures & Disclaimers Page Below**

**THE TERMS.** The Owners will consider Cash, Cash to Conventional or May Carry.



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## DISCLAIMERS & DISCLOSURES

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