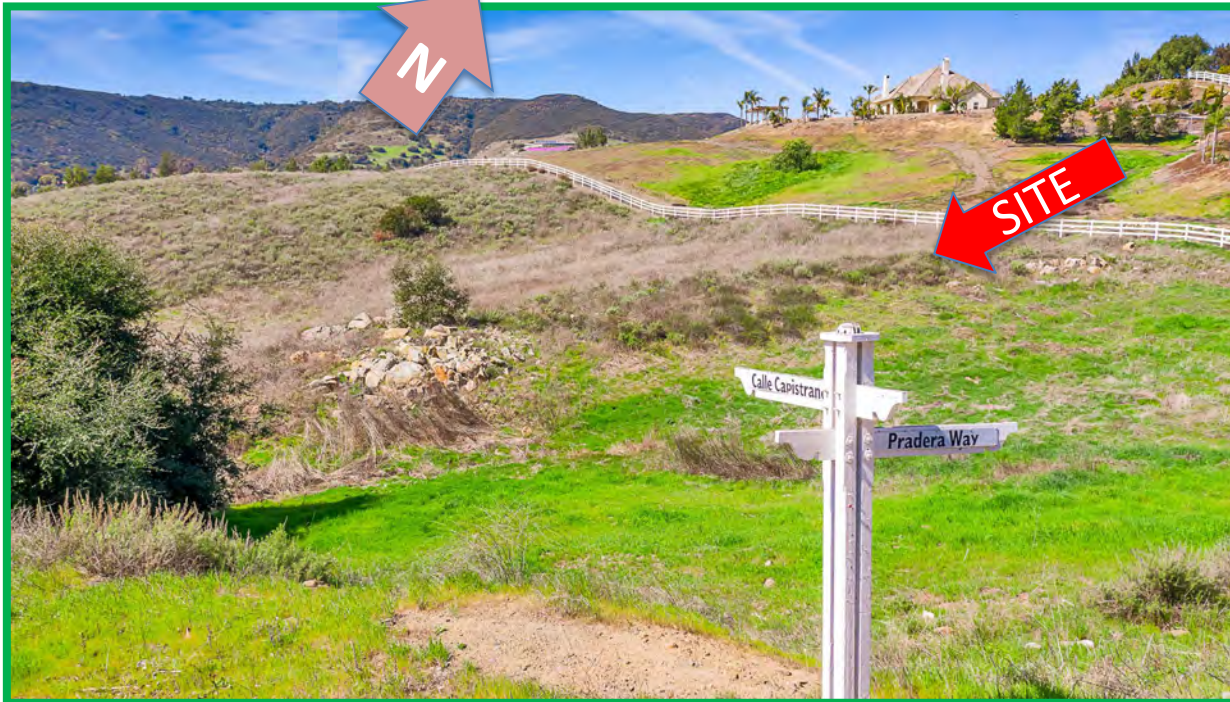


De LUZ VIEW LOT \$375,000 5.04 Ac. 0 Calle Capistrano, Temecula CA 92590



**COLDWELL BANKER
COMMERCIAL**

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

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

Contact: Rick Jemison, Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

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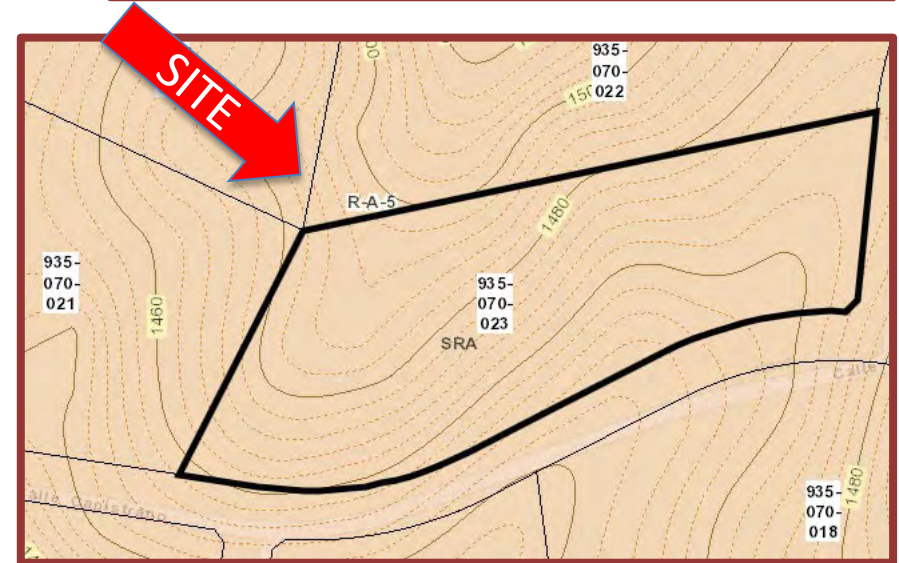
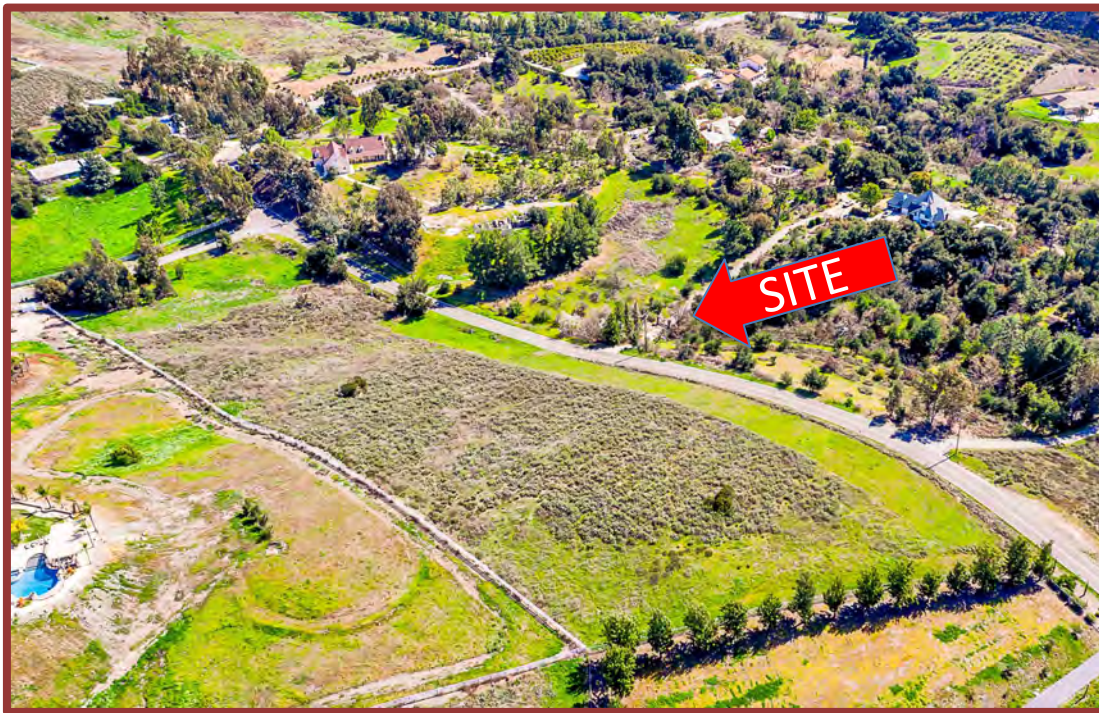


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UNIQUE R-A-5 AG/SFR VIEWSITE OPPORTUNITY

This Property Has Limited Access.
CALL AGENT FIRST! 949-463-2921

LAND FOR SALE



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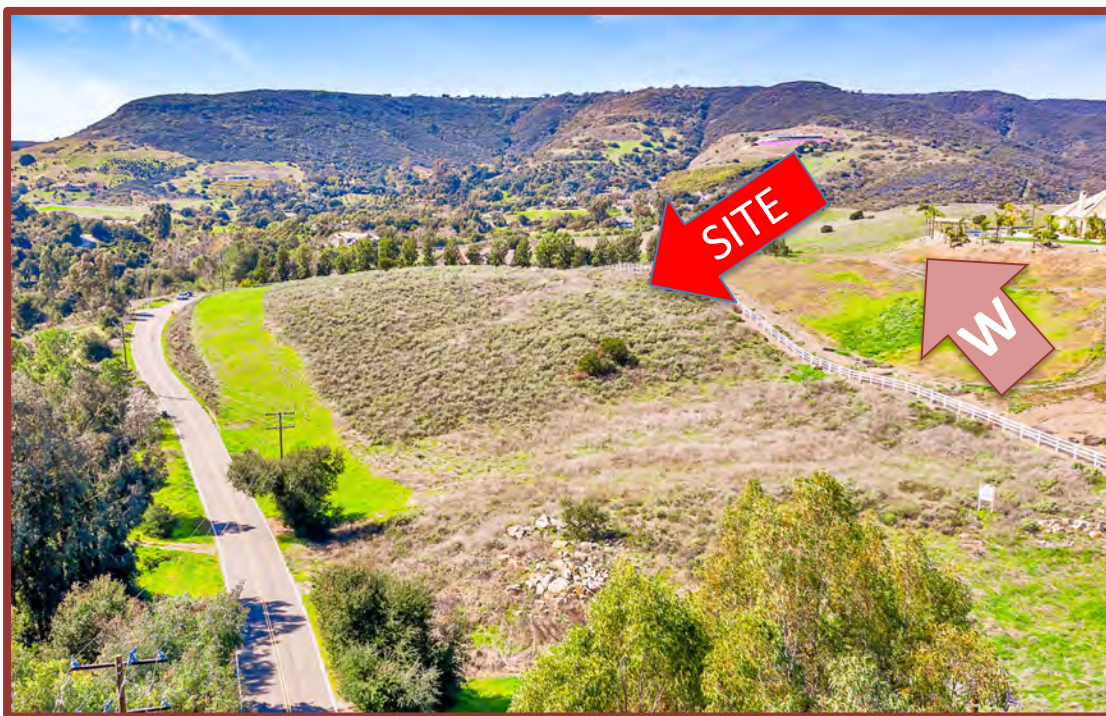
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UNIQUE ESTATE NEIGHBORHOOD OPPORTUNITY

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FOR SALE

**SCENIC CALLE CAPISTRANO
FRONTAGE 881 FEET.**

DRONE LOOKING SOUTHEAST



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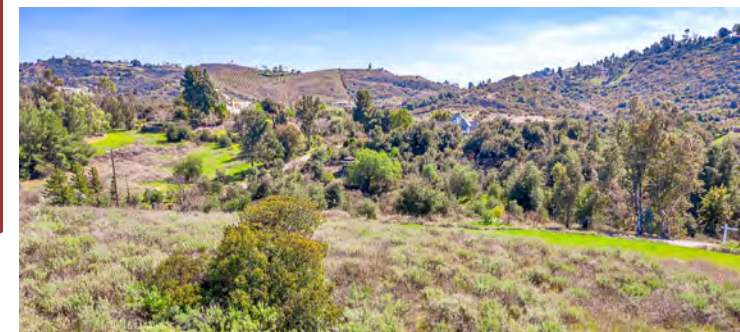


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THE LAND. Beautiful, buildable 5-acre investment view lot among neighboring luxury estates in De Luz Ranchos Property Owners Association. Serene southerly & westerly sunset, canyon and valley views of the De Luz hills of the Santa Rosa Plateau from 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 estate homes, groves 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.

THE TERMS. The Owners will consider Cash Sale.



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DISCLAIMER. This Flyer is only a Summary Description of the Property, not an offer, agreement, agency or other binding action of any kind. All information herein, although from sources deemed reliable, has not been further verified, is not guaranteed, and is subject to changes, errors and/or additional data or information which may be of importance to the Prospective Purchasers. Any public or Confidential information and the Properties themselves are presented without representation or warranty of any statements, any express or implied opinions, or any forward-looking potential outcomes regarding the Properties, area or municipality or current and future uses, regulations or economic prospects, except as such may otherwise be expressed in any further written and executed documents of sale. Prospective purchasers are to conduct, on their own, thorough investigations and evaluations and may rely only their own due diligence, own experts and their own interviews with cognizant agencies staff, not on the Owner or Owner's agents' statements, documents, illustrations or other materials. All acreages, square footage, sizes, boundary illustrations and other physical attributes are approximate and subject to expert verification by Prospective Purchasers and their agents.



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