

DOS RIOS ROAD

TEMECULA, CALIFORNIA 92590

\$199,000 | 19.98 ACRES SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/15325>
For Instant Photos: Text 638053 To 415-877-1411



Prime 20 acres ready to develop. Year-round creek loaded with oaks and sycamores cuts through the middle. Existing zoning A-1-10 allows for potential split to two 10-acre parcels, subject to County approval. Tremendous 360-degree home site overlooks De Luz Road and canyon. This would make an excellent agriculture property as well, developed with avocados on one side and seedless "cutie" Mandarin oranges or lemons on the other. A 3-inch turbine water meter is installed, a savings of over \$25,000. Additionally the pricey Zone of Benefit fees have been paid, a savings of over \$72,000! Underground utilities. Edison transformer about 200' away. Fire hydrant at the property, another huge savings. A short drive to town on traffic free streets. Peacefulness and tranquility of the privacy of De Luz for your enjoyment!

- Year-round Creek Bisects the Property!
- Potential Estate or Grove!
- Zoning for Two Parcels!
- 360-degree Views from the Top!
- 3-inch Water Meter!
- Zone of Benefit Fees Paid!
- Freshly Paved Street!
- Privacy & Tranquility!



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...



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