

APPROVED TENTATIVE MAP FOR 21 HOMES ON ±17.3 ACRES

2270 S MISSION ROAD | FALLBROOK, CA

BACK TO NEW LISTINGS

Rancho del Oro
Sprinter Station

El Camino Real
Sprinter Station



- In-fill Project Near All Amenities
- Easy Access to North County Cities
- Price: \$3,500,000

SW

Carlsbad

Oceanside

Rolling Hills
Estates

Camp Pendleton



Color Spot
Nursery

Hawthorne
Country Store

Ingold
Baseball Fields

Fallbrook
Tennis Club

Fallbrook
Airport

S.Mission.Rd

**SUBJECT
PROPERTY**

Winter Haven Rd

Fallbrook
High School

Stage Coach Ln

Morro Rd

Sterling Bridge

Peppertree Park
162 acres with
267 Homes

 **LEE &
ASSOCIATES**
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 - Air Quality Evaluation
 - Preliminary Noise Study
 - Geotechnical Investigation
 - Biological Letter Report

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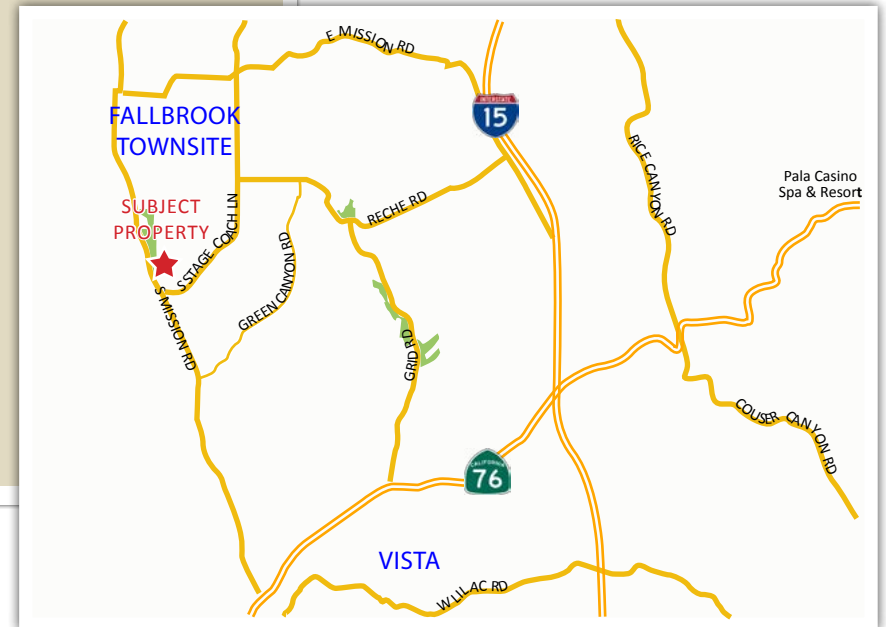
I. PROPERTY PROFILE

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LOCATION MAP



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PROPERTY INFORMATION

Location: The subject property is located at 2270 S. Mission Rd. approximately one mile south of the unincorporated town of Fallbrook. The entrance to this property is located just south of the signalized intersection of Sterling Bridge Dr. and S. Mission Rd. which serves as the access to Peppertree Park, a gated community of 267 homes. The subject property will be accessed from S. Mission Rd. Park at the cleared area and walk across the stream to view most of the property. Property may also be accessed from Stagecoach Ln. and Morro Rd.

Property Highlights:

- Ideal in-fill opportunity for a gated community
- Year round stream and preserve area
- Short walk to Los Julueros Preserve
- Close to all amenities
- Adjacent to Peppertree Park with homes listed and sold between \$600,000 - \$800,000
- Gently rolling terrain

Thomas Guide: Page 1027 G7

Jurisdiction: County of San Diego

APN #'s: 106-251-1, 3, 18, 24
106-151-12, 13
106-500-29

Acreage: Approximately 17.3 Acres, 15.6 Acres Net

Project Size: 21 Lot Map

Lot Size: .5 Acres

Affordable Units: No Affordable Units Required

Project Status: The tentative map no. 5510 was approved on April 22, 2016.

Services:

Water/Sewer	Fallbrook Public Water District
Electricity/Gas	San Diego Gas & Electric (SDG&E)
Fire	North County Fire Protection District
Police	San Diego County Sheriff's Department
Telephone	Pacific Bell
School District	Fallbrook Elementary School District Fallbrook High School District

Sale Price: \$3,500,000.00

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AERIALS



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AERIALS

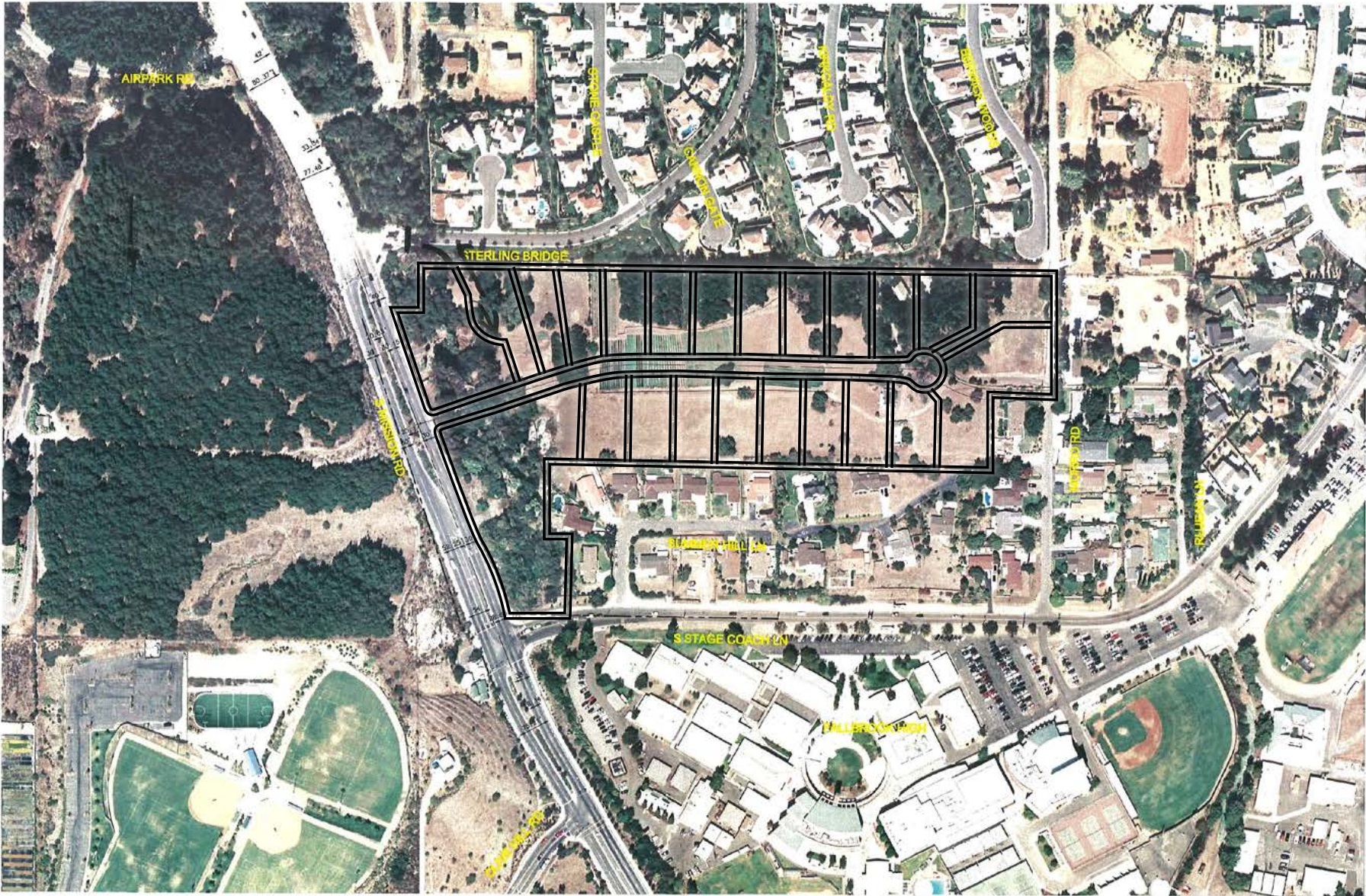


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APPROVED LOT CONFIGURATION

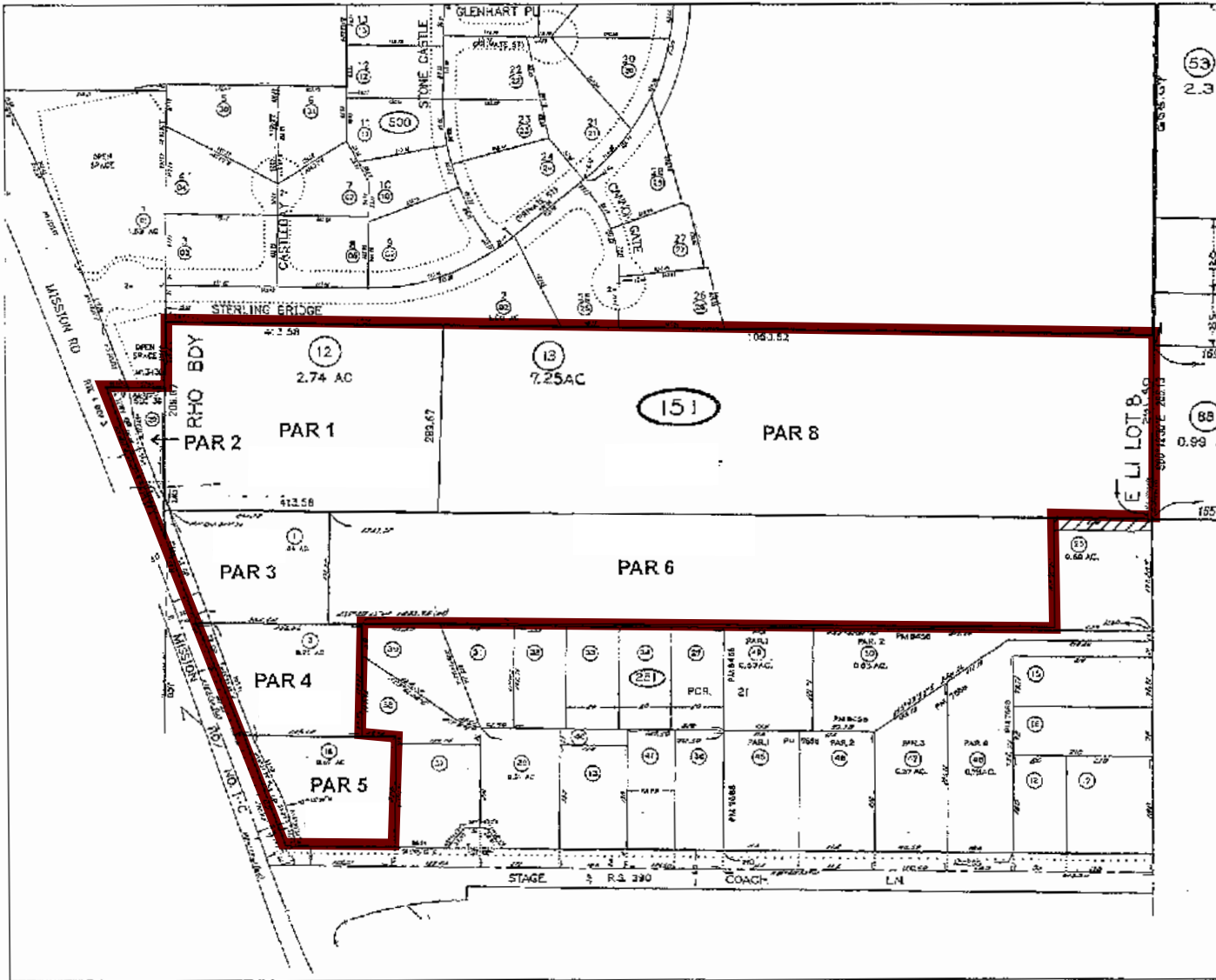


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PLAT MAP



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II. PENDING PEPPERTREE PARK HOME SALES

In 2016, Peppertree Park home sales averaged \$615,000 per home with 17 homes sold. In January 2017 one home closed at \$699,500. Two pending sales are listed at \$785,000 and \$849,000. Please see the attached listings.

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2270 S MISSION ROAD | FALLBROOK, CA

Detached
 MLS #: **170000732**
 Address: **2152 Kirkcaldy Rd**
 City/State: **Fallbrook, CA** Zip: **92028**
 Bedrooms: **5** Full Baths: **4** Est. SqFt: **3,879**
 Optional BR: **0** Half Baths: **0** Year Built: **2001**
 Total Bst: **5** Total Baths: **4**

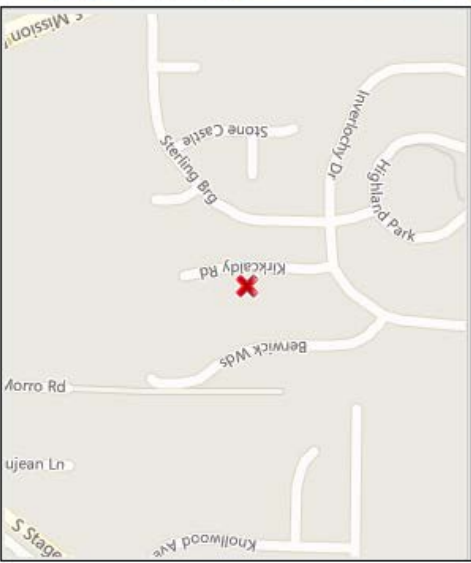
Current Status: **PENDING**
 Current Price: **\$699,500**
 Original Price: **\$699,500**
 Sold Price:
 Community: **FALLBROOK**
 Neighborhood: **Pepper Tree Park**
 Complex: **Pepper Tree Park**
 Restrictions: **N/K**

Client Preferred **1**
 LP/SqFt: **180.33** MT **6**
 \$Pq/Sqft: DOMLS **6**
 List Date: **1/5/2017**
 COE Date:
 Short Sale: **No**

[Virtual Tour!](#)

[Mortgage Info](#)

MandRem: **None Known**



Directions: From S Mission, turn onto Spierling Bridge, Turn Right onto Inverlochy, Right onto Kirkcaldy Rd.

Remarks: Turn Key Home with a Detached guest suite in the sought after community of Pepper Tree park. This luxurious home is on a quiet cul-de-sac and is loaded with up grades including an owner owned solar electric system. The main house has 4 bedrooms and 3 full bathrooms, granite countertops in the kitchen and walk in pantry, 2 fireplaces, laundry room and a large private yard...please see supplement

Home Owner Fees:	135.00	Monthly	Attached Style:	
Other Fees:	0.00		Unit Location:	
Other Fee Type:			Est. % Owner Occupancy:	
CPD/Mello-Ross:		0.00	Assessors Parcel:	106-521-11-00
Total Monthly Fees:	135		Zoning:	R1
Units in Complex:			Entry Lvl Building:	
Units in Building:			Entry Level Unit:	
Assessments:			Wtr Dist:	FALLBROOK PUBLIC UTILITY D...
Home Owners Fee Includes:	Common Area Maintenance, Gated Community			
Complex Features:	Gated Community, Recreation Area			
Equipment:	Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven			

Laundry Location:	Laundry Room	View:	Mountains/Hills, Valley/Canyon
Laundry Utilities:	Gas	Pool:	N/K
Cooling:	Central Forced Air	Patio:	Slab
Heat:	Forced Air Unit	Pets:	Y
Heat Source:	Natural Gas	Stories:	2
Parking Garage:	Attached	Master Bedroom:	26x15
Parking Spaces:	3	Bedroom 2:	12x11
Parking Non-Garage:	Driveway	Bedroom 3:	14x11
Parking Non-Garaged Spaces:	2	Bedroom 4:	14x10
Total Parking Spaces:	5	Bedroom 5:	0x0
RV Parking:	None Known	Breakfast Area:	10x10
		Dining Room:	0x0
		Family Rm:	20x17
		Kitchen:	20x14
		Living Room:	15x15
		Extra Rm 1:	16x17
		Extra Rm 2:	27x17
		Extra Rm 3:	

The detached guest house has its own full bathroom and closet. One bedroom and full bathroom are located on the first floor of the main house. Custom crown moldings throughout, gorgeous travertine floors downstairs, wood burning stove insert in downstairs fireplace, pre-wired for surround sound, large private rear yard, oversized walk-in pantry, three car garage with built in storage. Must see to appreciate!

COMPARABLE HOME SALES



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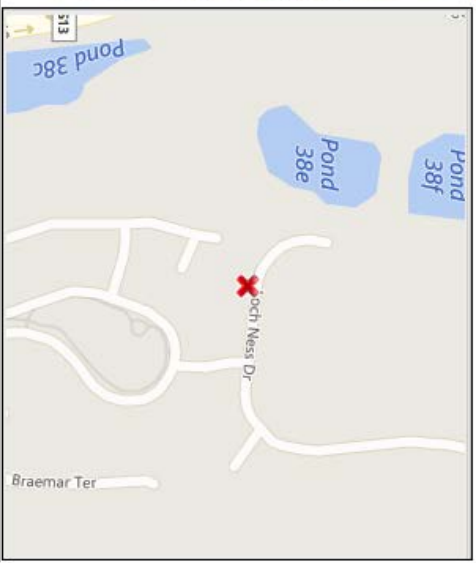
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2270 S MISSION ROAD | FALLBROOK, CA

Detached Current Status: **PENDING**
 MLS #: **170000580**
 Address: **1668 Loch Ness Drive**
 City/State: **Fallbrook, CA** ZIP: **92028**
 Bedrooms: **4** Full Baths: **3** Est. SqFt: **3,610**
 Optional BR: **0** Half Baths: **1** Year Built: **2006**
 Total Bds: **4** Total Baths: **4**

[3D URL](#) [Mortgage Info](#)
 MandRem: **None Known**

Current Price: **\$785,000** Client Preferred **1**
 Original Price: **\$785,000** MT: **5**
 Sold Price: DOMLS: **5**
 Community: **FALLBROOK**
 Neighborhood: **Willow Creek**
 Complex:
 Restrictions: **N/K**
 LP/SqFt: **217.45**
 SF\$/SqFt:
 List Date: **1/4/2017**
 COE Date:
 Short Sale: **No**



Directions:

Remarks: This gorgeous, single story, pool home boasts 3,610 sq. ft. w/2 master bedrooms plus 2 add'l guest rooms & 3.5 baths on .52 acres. The chef's kitchen features granite counters, large island, walk-in pantry, stainless steel appliances, butcher's pantry & counter, space! Crown molding, high ceilings, & large windows that allow plenty of natural light. Spacious backyard w/ saltwater pool, built-in bar & great patio space for entertaining. Brand new solar system (owned) = lower electric bill!

Home Owner Fees: 135.00	Monthly	Attached Style:	Wtr Dist:
Other Fees: 0.00		Unit Location:	School Dist:
Other Fee Type:		Est. % Owner Occupancy:	Fireplace(s): 1
CFO/Mello-Roos:	0.00	Assessors Parcel: 106-580-13-00	Fireplace Loc: FP in Family Room, Patio/Outdoors
Total Monthly Fees: 135		Zoning: R-1S-SINGLE	Boat Facilities:
Units in Complex:		Entry Lvl/ Building:	Age Restrictions: Other/Remarks
Units in Building:		Entry Level Unit:	Elevator:
Assessments:		Space Rent:	
Home Owners Fee Includes	Common Area Maintenance, Gated Community		
Complex Features	Gated Community, Playground		
Equipment	Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Pool/Spa/Equipment, Range/Oven, Refrigerator, Solar		
Laundry Location:	Laundry Room	View:	Water: Meter on Property
Laundry Utilities:	Electric, Gas	Pool:	Sewer/Septic: Sewer Connected
Cooling:	Central Forced Air	Patio:	
Heat:	Forced Air Unit	Pets:	
Heat Source:	Natural Gas	Stories: 1	Terms: Cash, Conventional, FHA, VA
Parking Garage:	Attached	Master Bedroom:	20x20
Parking Garage:	3	Bedroom 2:	12x10
Parking Non-Garage:	Driveway	Bedroom 3:	12x11
Parking Non-Garage:	3	Bedroom 4:	22x11
Total Parking:	6	Bedroom 5:	Extra Rim 2:
RV Parking:	None Known	Breakfast Area:	12x8
		Dining Room:	16x12
		Family Rm:	16x14
		Bedroom 1:	16x12
		Living Room:	20x20
		Extra Rim 1:	Lot Size: .5 to 1 AC
		Extra Rim 2:	Assessor Record
		Extra Rim 3:	Assessor Record
		Roof:	Irrigation: Automatic Sprinklers

This turn-key home is located in the beautiful gated community of Peppertree Park/Willow Creek. The single story homes in the Willow Creek portion of Peppertree Park rarely come on the market and are highly desirable because their larger lots offer more space and privacy. In addition to the features listed above this home also has a 3 car garage with epoxy floor, a tankless water heater, Ecobee smart thermostats that can be controlled remotely from an app on your phone, and a 2nd master bedroom which is located toward the front of the home and has its own entrance (perfect for an in-law suite)! The backyard is an entertainer's delight with a pebble-tec saltwater pool with waterfall feature, built-in bar w/fridge, and gazebo. There is ample space with grass for kids and dogs to play and there is even a separate gated section on the west side of the house which can be used as a dog run or gardening area. The Peppertree Park community offers a large grassy area with picnic tables, tot lot, basketball court and walking trail. To see a 3-D model of this house and walk room to room please click on the 3D virtual tour link.

COMPARABLE HOME SALES

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Detached
 MLS #: 160060883
 Address: 1657 Loch Ness
 City/St: Fallbrook, CA Zip 92028

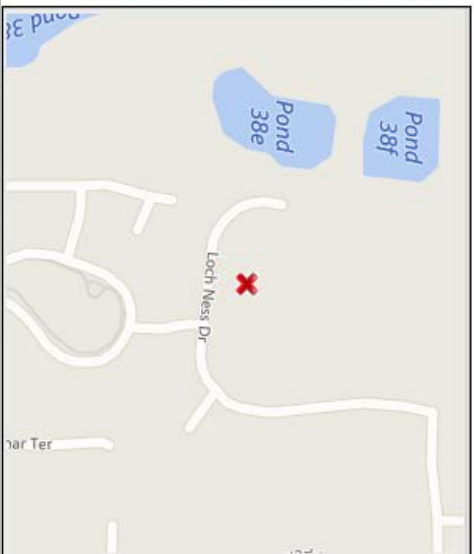
Current Status: PENDING
 Current Price: \$849,000
 Original Price: \$849,000
 Sold Price:
 Community: FALLBROOK
 Neighborhood: Willow Creek of Pepper...

Client Preferred 1
 MT 25
 DOWLS 25
 LP/SqFt: 207.33
 595/SqFt
 List Date: 11/11/2016
 COE Date:
 Short Sale: No

[Virtual Tour |](#)

Mortgage Info

MandRem: None Known



← 1 of 25 →

Directions: S. Mission to Sterling Bridge (gate), turn right onto Highland Park, Left onto Balfe, Left on Loch Ness Drive - home on right.

Remarks: Wonderful high end home in the upscale Willow Creek area of gated Peppertree Park. Filled with luxury details the main home (~3,625 sf) includes a generous master suite with fireplace, plus fireplaces in the living & family rooms, a top chef kitchen (Wolf appliances) & wine bar. The beautiful detached single-story casita (~470 sf) is a rare find in the area. Great for entertaining, the level 1/2 acre lot includes a built-in outdoor BBQ. Upgraded with Zero Energy features & specialty details throughout.

Home Owner Fees: 140.00	Monthly	Attached Style:	
Other Fees: 0.00		Unit Location:	
Other Fee Type:		Est. % Owner Occupancy:	
CPD/Mello-Ross:	0.00	Assessor's Parcel:	106-580-23-00
Total Monthly Fees:	140	Zoning:	R-1SINGLE
Units in Complex:		Entry Lvl Building:	
Units in Building:		Entry Level Unit:	
Assessments:		Space Rent:	
Home Owners Fee Includes:	Common Area Maintenance, Gated Community		
Complex Features:	Gated Community, Recreation Area		
Equipment:	Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Range/Oven, Refrigerator, Solar Panels		
Laundry Location:	Laundry Room	View:	Mountains/Hills
Laundry Utilities:	Gas	Pool:	N/K
Cooling:	Central Forced Air, Z...	Patio:	Awning/Porch Covered, Bal...
Heat:	Zoned Areas, Forced Air Unit	Pets:	AWRSTRICT
Heat Sources:	Electric, Natural Gas	Stories:	2
		Terms:	Cash, Conventional, FHA, VA
Parking Garage:	Attached	Master Bedroom:	22x18
Parking Garage:	3	Bedroom 2:	13x12
Parking Non-Garage:	Driveway	Bedroom 3:	12x11
Parking Non-Garage:	Spaces: 3	Bedroom 4:	13x11
Total Parking Spaces:	6	Bedroom 5:	15x13
RV Parking:		Bedroom 1:	15x13
		Breakfast Area:	Extra Rm 3:
		Dining Room:	17x12
		Family Rm:	20x14
		Bedroom 2:	18x14
		Living Room:	22x14
		Extra Rm 1:	
		Extra Rm 2:	
		Extra Rm 3:	
		Wtr Dist:	FALLBROOK PUBLIC UTILITY D...
		School Dist:	Fallbrook Union Elem, Fallbrook
		Fireplace(s):	3
		Fireplace Loc:	FP in Family Room, FP in Living Room, F
		Boat Facilities:	
		Age Restrictions:	N/K
		Elevator:	
		Water:	Meter on Property
		Sewer/Septic:	Sewer Connected
		SqFt Source:	Assessor Record
		Approx # of Acres:	0.5100
		Approx Lot SqFt:	22,215
		Lot Size:	.5 to 1 AC
		Lot Size Source:	Assessor Record
		Irrigation:	Automatic, Drp, Sprinklers

Like new former model home. Preserved as a model home for 9 years. First occupied in late 2014 and only as a second home, this property has hardly been lived in. Just a great place to live! Must see to appreciate. High End, Energy Efficient Home. Comfortable Technology. 2.3 MW Integrated Photovoltaic Solar Electric Generating System, Rankless Water Heater, Dual Glazed Low-E Spectral Window, Superior Emission Radiant Roof Barrier, Improved Insulation, R38 Ceiling, R13 Walls, High Efficiency Zone Heating & Air, Fluorescent Lighting, Certified & Tested Duct System, Bryant High Efficiency Air Conditioner. FURNISHINGS MAY BE NEGOTIATED SEPARATELY.

COMPARABLE HOME SALES

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III. DUE DILIGENCE LINKS & PROJECT REFERENCES

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DUE DILIGENCE LINKS

Please Click on links below to view Due Diligence Documents:

[CONDITIONS OF APPROVAL](#)

[TITLE REPORT - PLOTTED EASEMENTS](#)

[PACIFICA ESTATES APPROVED TENTATIVE MAP 5510](#)

[PARCEL TOPOGRAPHY AERIAL](#)

[PRELIMINARY GRADING PLAN](#)

[LANDSCAPE CONCEPT PLAN](#)

[ESTIMATED IMPACT FEES](#)

[AIR QUALITY EVALUATION PACIFICA ESTATES, TM 5510 - SEPT. 4, 2008](#)

[PACIFICA ESTATES PRELIMINARY NOISE STUDY, COUNTY OF SAN DIEGO, CA - OCT. 3, 2008](#)

[PRELIMINARY GEOTECHNICAL INVESTIGATION, PROPOSED RESIDENTIAL SUBDIVISION SITE - SEPT. 2005](#)

[BIOLOGICAL LETTER REPORT FOR PACIFICA ESTATES MAJOR SUBDIVISION TM 5510, AD 06.045](#)

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2270 S. MISSION RD. PROPERTY ACCESS



LOS JILGUEROS PRESERVE



STERLING BRIDGE SIGNALIZED INTERSECTION



LOS JILGUEROS PRESERVE

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