

4.3 ACRE HORSE RANCH WITH HOUSE

480 VALE VIEW DRIVE - VISTA, CA

- Existing House and Horse Facility
- Estate Residential Zoning
- Currently Used as Horse Ranch
- Expired 7 Lot Tentative Map
- Easy Access to HWY 78

SALE PRICE: ~~\$1,250,000~~ \$990,000

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SUBJECT PROPERTY

FOR ADDITIONAL INFORMATION:



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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PROPERTY PHOTOS



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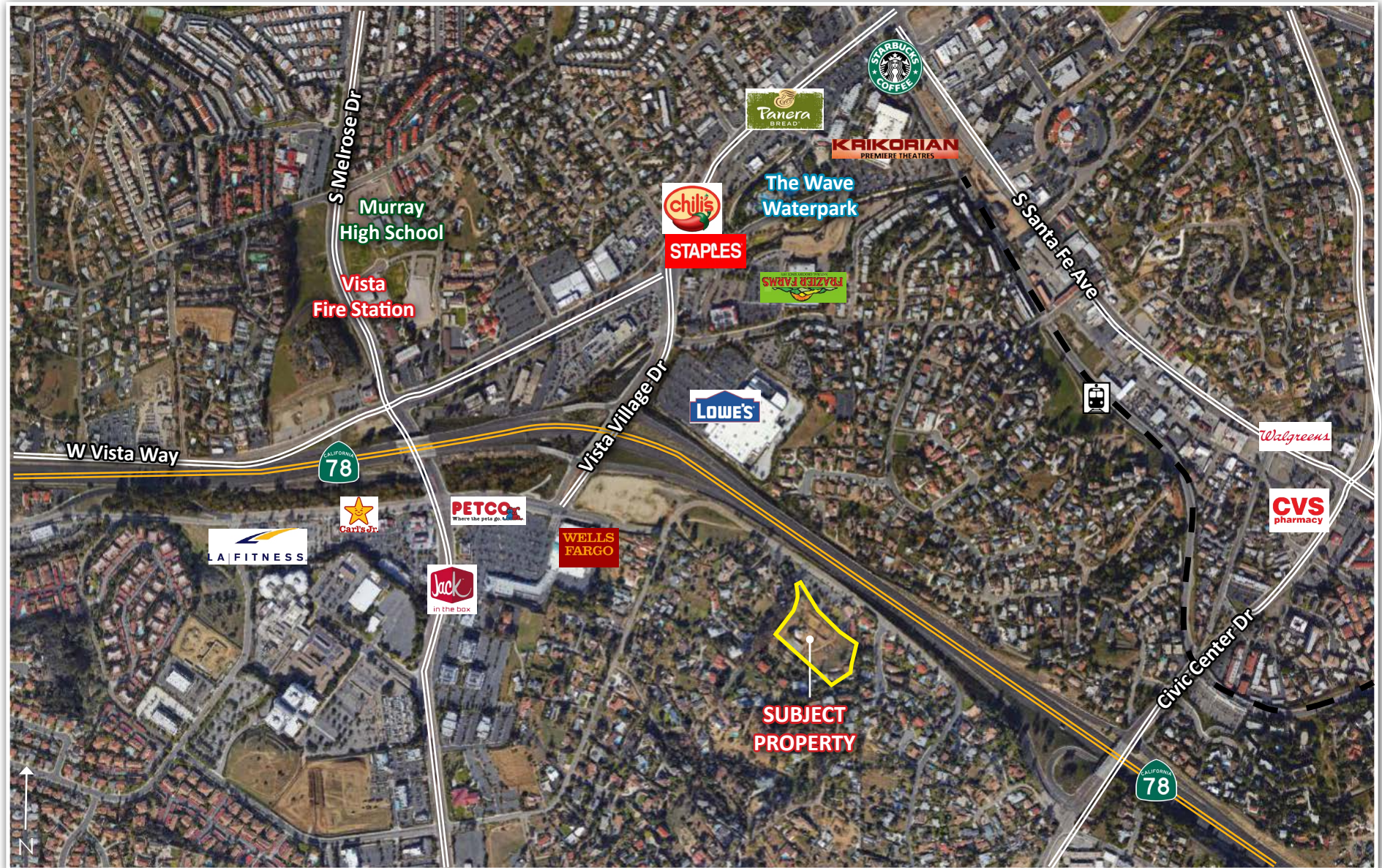
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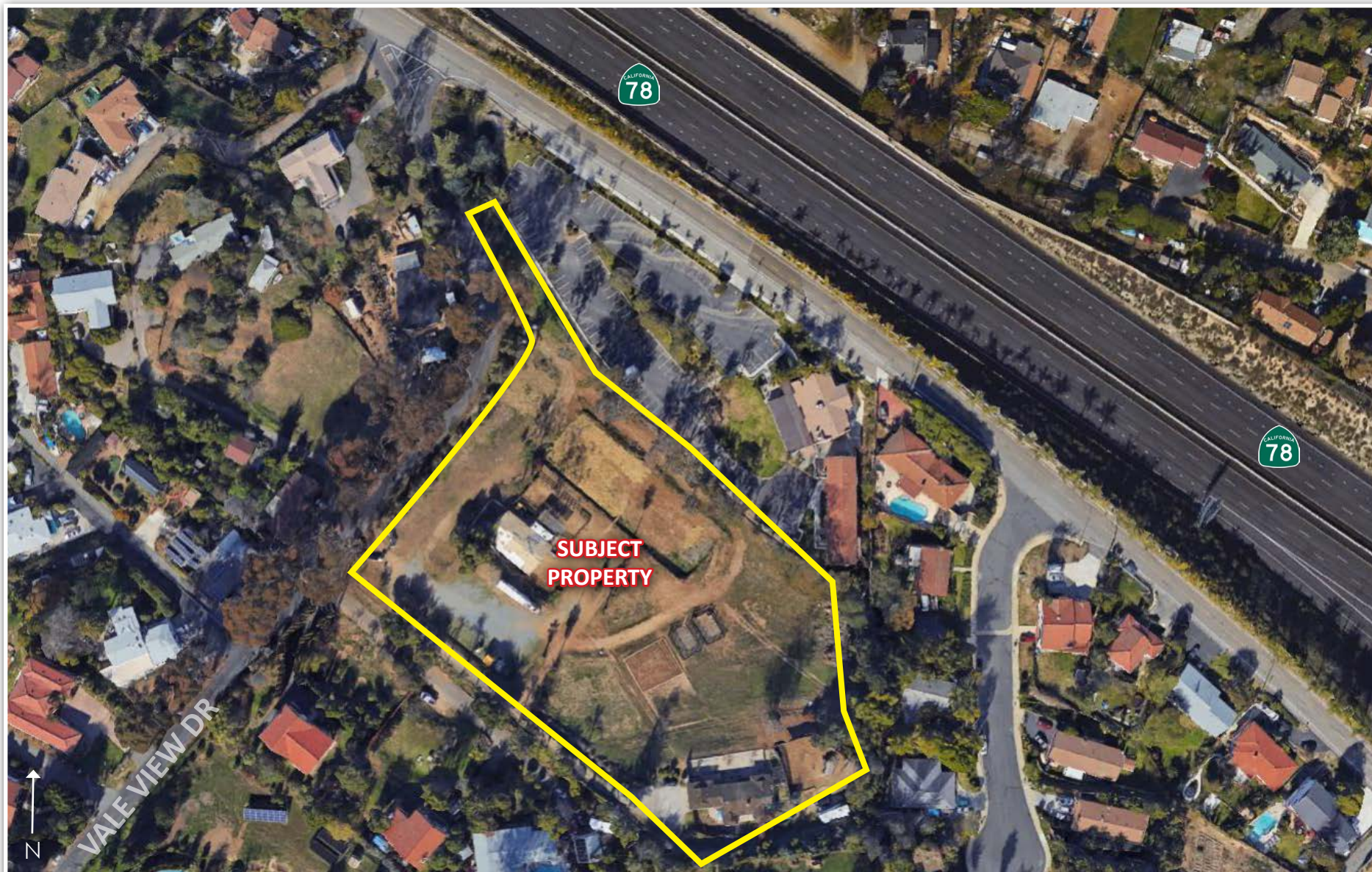
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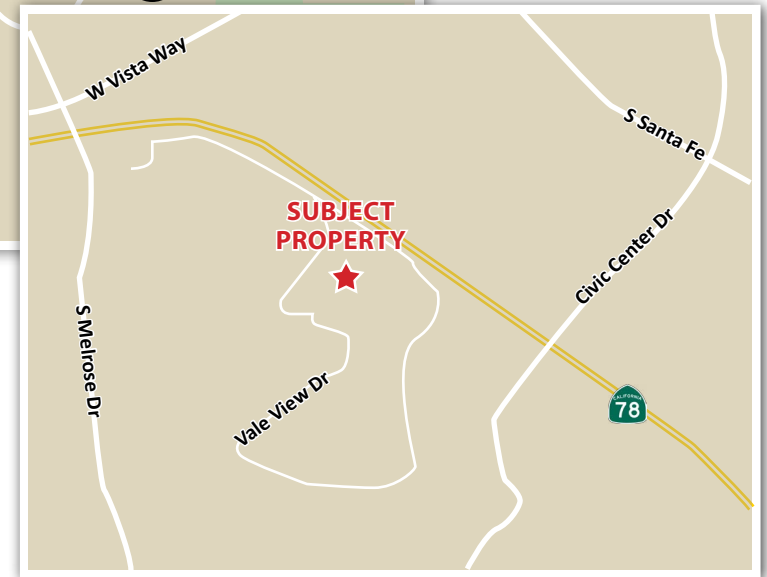
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LOCATION MAP



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PROPERTY FEATURES

PROPERTY INFO

Location:	This property is located 1 parcel south of Highway 78 and about 2 1/2 miles east of Melrose Dr. in the City of Vista, County of San Diego. This site is ideally suited as an existing horse ranch or for residential development with nearby freeway access and is conveniently centrally located near schools and retail.
Jurisdiction:	City of Vista
APN:	164-242-07-00
Lot Size:	4.3 Acres
Topography:	Rolling & Gentle Slope
Existing Improvements:	An approximate 1,343 square foot single family residence on existing horse ranch. There is also a barn for horses.
Zoning:	E-1 (Estate Residential)
General Plan:	LD (Low Density Residential)
Max Density:	2 Dwelling Units/Acre
Height:	2 Stories or 35'
Minimum Lot Size:	1/2 Acres
Impact Fees:	Approximately \$36,509 per unit
School District:	Vista Unified School District
Services:	Water Vista Irrigation District Sewer City of Vista Gas/Electricity San Diego Gas & Electric Fire Vista Fire Dept. Police San Diego County Sheriff's
PRICE:	\$1,250,000 - \$990,000



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**GENERAL PLAN LAND USE ELEMENT
E-1 ZONING CODE**

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DEVELOPMENT IMPACT FEES

Vista, CA

Estimated Development Fees
Per Approximate 3,000 SF Single Family Home

<i>Item</i>	<i>MFR</i>
School Fees (\$3.20/SF)	\$ 9,600
Park Fee	\$ 7,174
Public Facilities Fee	\$ 1,218
Drainage Fee Per Acre *	\$ 1,845
Fire Protection Development Fee	\$ 379
Streets & Signal DIF	\$ 5,241
Vista Irrigation District - Capacity Charge - 3/4" Meter	\$ 5,378
Vista Irrigation District - Hook-On Fee	\$ 833
County Water Authority - Capacity Charge - 3/4" Meter	\$ 4,840
Vista Sanitation District - Sewer Fee (SFD)	\$ 5,735
TOTAL PER UNIT	\$ 36,509

**Note: Assumes Buena Creek Drainage Area and 7 unit project*

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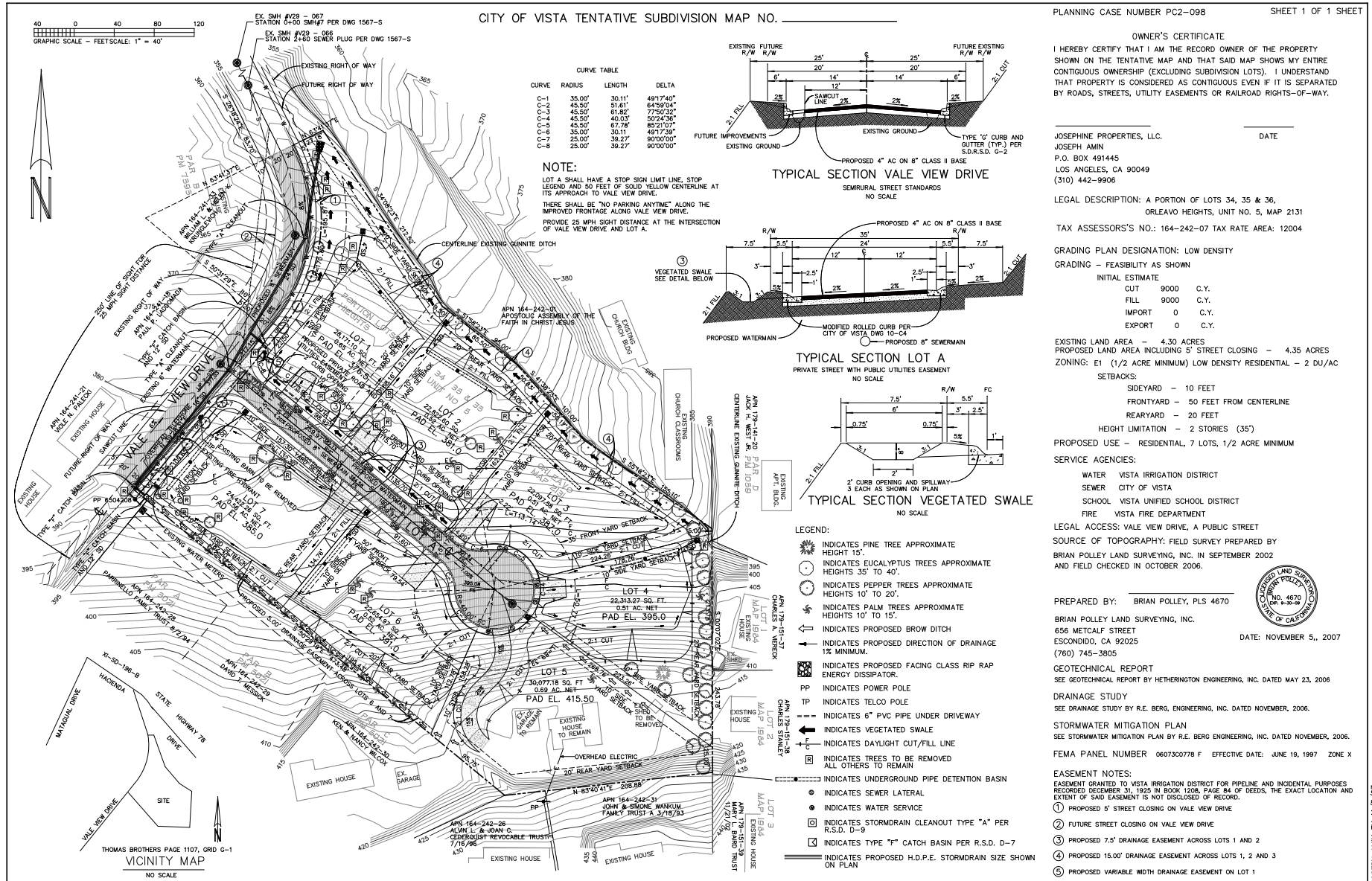
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TENTATIVE MAP



JOSEPH AMIN TM 11/05/07

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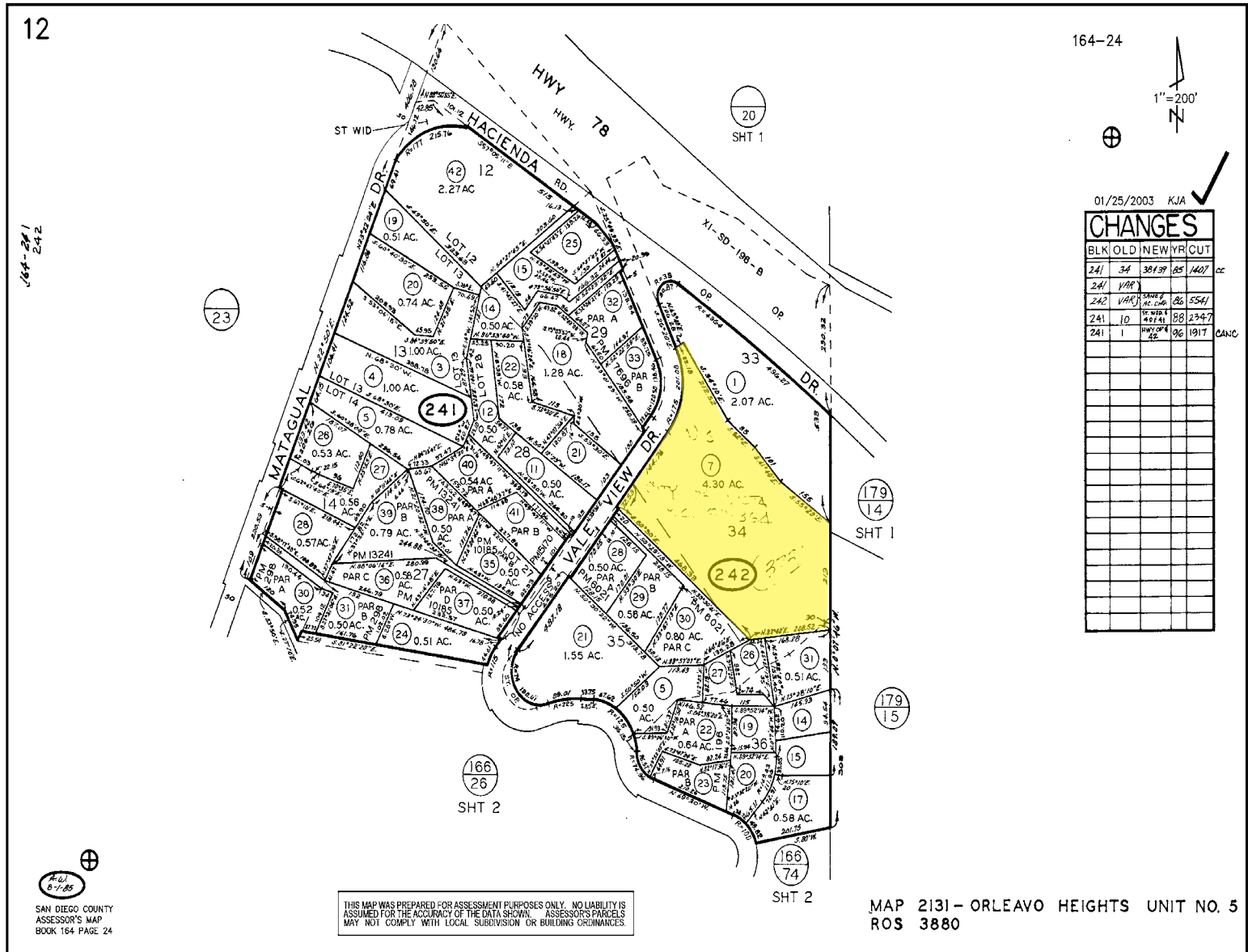
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PLAT MAP



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COMPARABLE HOME SALES

NEW HOME SALES COMPARABLES

Project Name	Builder Name	City	Open Date	Product Type	Typical Lot Size	Unit Size Min	Unit Size Max	MinPrice	MaxPrice	Min Price / SF	Max Price / SF	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Zip Code
Lexington	KB Home	Escondido	8/6/2016	Detached	10,000	2,473	3,192	\$ 679,990	\$ 704,990	\$ 220.86	\$ 274.97	40	5	35	3.3	92026
Pradera	Lennar	Escondido	1/30/2016	Detached	10,200	2,406	3,606	\$ 694,382	\$ 770,000	\$ 213.53	\$ 288.60	70	24	46	3.2	92026
Summit at San Elijo Hills	Richmond American Ho	San Marcos	5/5/2016	Detached	12,000	3,070	4,672	\$ 1,049,990	\$ 1,185,990	\$ 253.85	\$ 342.02	44	11	33	3.1	92078
Grove at San Clemente Ave. (The)	Galey Homes Inc.	Vista	3/26/2016	Detached	21,780	3,158	3,759	\$ 859,900	\$ 949,900	\$ 252.70	\$ 272.29	10	0	10		92084
Hayden Ranch	Hallmark Communities	Vista	9/6/2016	Detached		2,015	3,713	\$ 579,900	\$ 824,900	\$ 222.17	\$ 287.79	9	4	5		92084
Laurel Pointe	Pulte Homes	Vista	2/8/2014	Detached	7,500	2,582	3,576	\$ 630,990	\$ 724,868	\$ 202.70	\$ 244.38	159	122	37	3.9	92083

RESALE HOME COMPARABLES



Home RESIDENTIAL

Last Search | CMA Summary (14)

Checked All E-mail Save Print Export Customize Correction Actions

BACK REPORTS

CMA Summary Report

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP: \$934,000	\$549,000	\$683,335	\$644,500
SP: \$899,000	\$555,000	\$677,285	\$634,500

RESIDENTIAL - Sold

Number o

Num	MLS #	Status	Style	FIAdd	ZipArea	Beds	TotB	COEDate	LotSFapx	EstSF	DOM	LP	\$/EstSF
1	160039264	SOLD	DET	209 Journeys End Way	VISTA (92083)	4	3	9/1/2016	15,682	2,202	30	\$540,000 - \$560,000	\$254.31
2	160043281	SOLD	DET	433 Paradise View Dr.	VISTA (92083)	5	3	10/19/2016	13,626	2,522	46	\$549,000	\$217.68
3	160022814	SOLD	DET	1622 Steeplechase	VISTA (92083)	4	3	6/16/2016	12,480	2,719	7	\$579,000	\$212.95
4	160045812	SOLD	DET	1113 Stratton Dr	VISTA (92083)	3	4	10/31/2016	14,677	2,785	110	\$589,900 - \$600,000	\$215.44
5	160030101	SOLD	DET	1713 Montgomery	VISTA (92084)	4	2	7/15/2016	24,394	2,155	23	\$628,900	\$291.83
6	160044741	SOLD	DET	335 Smiliana Lane	VISTA (92083)	5	3	10/18/2016		2,868	30	\$599,000 - \$629,000	\$219.32
7	160044362	SOLD	DET	1519 Sunrise Dr	VISTA (92084)	5	3	10/28/2016	15,863	2,871	78	\$628,000 - \$649,000	\$226.05
8	160043900	SOLD	DET	1010 Woodcrest	VISTA (92081)	4	3	10/7/2016	13,761	2,693	18	\$640,000	\$237.65
9	160049677	SOLD	DET	1783 Monte Mar	VISTA (92084)	4	5	10/6/2016	21,780	3,478	15	\$734,900	\$211.30
10	160029022	SOLD	DET	1110 Mar Vista Dive	VISTA (92081)	5	4	8/30/2016	24,393	3,045	52	\$695,000 - \$749,000	\$245.98
11	160043356	SOLD	DET	2435 Vista Monte Mar	VISTA (92084)	4	5	7/13/2016	21,478	3,478	15	\$734,900	\$211.30

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