

Note: Acreages and parcel lines may vary slightly pending final engineering/surveying

26440 Old Highway 80

Descanso, California



Residential & Investment Real Estate Services
Property Management
Investment Partnerships

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GUATAY RANCH ESTATES

Offered at \$5,000,000

Lot/Land

Listing Type: **Exclusive Right (R)**

Address: **26440 Old Highway 80**

Subdivision: **Guatay Ranch Estates**

City: **Descanso**

Zip : **91916 - 9805**

Cross Street: **Highway 79N**

Community: **DESCANSO**

Map Code: **1236E2**

Directions: **Japatul Road to Old Highway 80 past Highway 79 North.**

General Information

APN: **408-100-23-00**

Lot Dimensions: **Irregular**

Sign: **No**

Parcel Map #:

Lot SqFt: **2,293,434**

Water District **DSC**

Tentative Map #:

Apx # Acres: **53**

Zoning: **residential**

Additional Features

Add Land Use: **N/K**

Development: **Final Map**

Irrigation: **Below Ground, Sprinklers**

Age Restrictions: **N/K**

Fencing: **Automatic Gate, Full, Gate**

Lot Size: **More than 20 Acres**

Boat Facilities: **Yes**

Frontage: **Lake/River**

Miscellaneous: **Horse Allowed, Tennis Court**

Current Use: **Horse Property,**

Best Use: **Possible Subdivision,**

Ownership: **Fee Simple**

Recreational

Residential

Possession: **Close of Escrow**

City or County: **County**

Water: **Well on Property**

Site: **N/K**

Complex Features: **BBQ, Laundry Facilities, Pool, Recreation Area, RV**

Parking, Tennis Courts, Other/Remarks

Structures: **Home**

Sewers: **Septic In**

Topography: **Level, Mountains, Rolling, Slope**

Gentle, Slope Steep

Utilities Avail: **Propane, Septic**

Utilities to Site: **Propane, Septic**

View: **Lake/River, Mountains/Hills,**

Panoramic, Valley/Canyon

Financing

Terms: **Conventional, Cash**

Assessments: **N/K**

Total Loan Bal: **\$**

Mello-Roos: **\$0/N/K**

Other Fee: **\$0/N/K**

Type of OF: **N/K**

1st Trust Deed:

1st Interest:

2nd Trust Deed:

2nd Interest:

1st Loan Type: **N/K**

1st Assumable:

2nd Loan type: **N/K**

2nd Assumable:

H.O. Fee: **0/N/K**

HOF Includes: **N/K**

Prepared by: Lisa L. Mortensen

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**Guatay Ranch Estates
26440 Old Highway 80**

There is a Tara in San Diego! 53-acre gated compound forested with beautiful oak trees. Idyllic lake with its very own island and boat dock. Lighted tennis court, pool, barbeque pavilion, 2 gazebos, children's playhouse with plumbing and electricity. In addition, a charming caretaker's residence.

Nine individually parceled home site lots of 2 to 5 acres each. Plus two lots with existing houses. One is a 3br. 4.5 bath 4,800 sq. foot home that was formerly used as a hunting lodge. Included on this parcel is a studio guest suite plus 2 car garage. The other home is 7,700 sq. foot 4 br. 6.5 bath on 7 acres with 4-car garage.

The remaining vacant parcels have electricity and water.

The parcels are described as follows:

<u>APN</u>	<u>Acreage</u>
408-080-62	2.05
408-080-63	3.84
408-080-64	3.07
408-100-15	7.05 with 7,700 sq. ft. house
408-100-16	4.70
408-100-17	5.09
408-100-19	4.10
408-100-20	4.08
408-100-21	4.00
408-100-22	4.20
408-100-23	10.31 with 4,800 sq. ft. house

Information deemed reliable but not guaranteed. Buyer to verify.

Listing agent represents seller exclusively. Buyer/principal to pay for their own representation.

408-08
SHT. 1 OF 2

1" = 400'

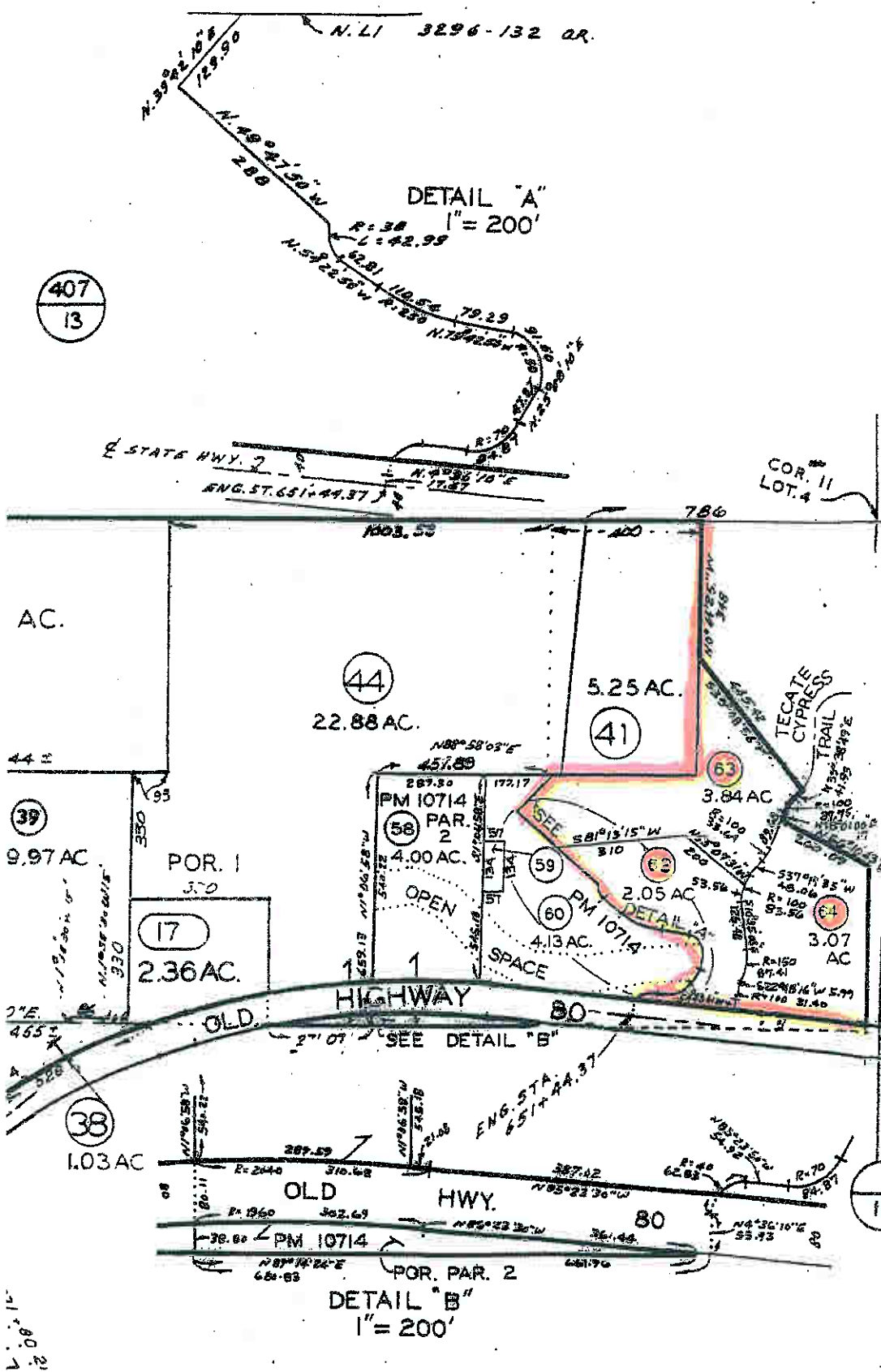


DETAIL "A"
1" = 200'

407
13

CHANGES

BLK	OLD	NEW	CUT
080	15	51, 52, 73	4818
	2	TAX DEED	77 5775
	52	53, 54	81 2973
	53, 54	55, 56	82 1090
	55, 56	57, 58	84 3023
	57	59, 60	88 2028
	13, 14	15, 16	1227
	51, 61	62-64	1289



DETAIL "B"
1" = 200'

