

FOR SALE - 10 FINISHED ESTATE VIEW LOTS CIRCA DE LOMA ESTATES



Circa De Loma, Bonsall, CA 92003



CIARA TRUJILLO

(858) 677-5387

ciara.layne@colliers.com

CA License No. 01800279

COLLIERS INTERNATIONAL

4660 La Jolla Village Drive, Suite 100

San Diego, CA 92122

Phone: (858) 455-1515 | Fax: (858) 546-9146

FOR SALE > 10 FINISHED ESTATE LOTS—CIRCA DE LOMA | BONSCALL, CA

[PROJECT SUMMARY](#) | [FEE SCH.](#) | [MAPS & AERIALS](#) | [PARCEL MAP](#) | [RECENT COMP](#) | [PROJECT LINKS](#) | [OFFERING GUIDELINES](#)

Location:	The property is situated off of Olive Hill Road, just south of Puerta De Lomas on Circa de Loma in Bonsall, CA. The lots all have spectacular views and some of the entire Bonsall valley.
Acres/APN's:	23.71 Acres / 121-220-68, 69, 70, 72, 74, 75, 76, 77, 78 & 79
Lots:	10 lots
Lot Size:	2-Acre Minimum Lots
Recent Land Comparable:	A good indication of sales prices is found in a recent re-sale in the immediate area. The home at 5148 Minneola Drive sold on 7/18/2013 for \$880,000. The home was 4,357 square feet on a 2.52 acre lot that was built in 2006 (See recent re-sale comparable page for details).
School/Water District:	Bonsall School District/Rainbow Municipal Water
Estimated Fees:	\$34,630.00 Per Lot (Buyer To Verify)
Estimated Improvements:	Lots are completely finished.
Entitlement Status:	The property has a recorded Final Map #13898, Tract No. 4867.1 and Recorded Maintenance Agreement. All lots have been fully improved and graded, with all offsite in-tract streets and utilities stubbed to each lot. Septic Reports are available upon request, but will likely need to be renewed.
Price:	SUBMIT ALL OFFERS



CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146

ESTIMATED FEE SCHEDULE

Fee	Per Lot Avg. 3,500 SF Homes
TIF/RTCIP	\$4,751.00
Park Fee	\$4,023.00
Fire Protection Fee (\$0.46 sq. ft.)	\$1,610.00
School Fees HS (\$1.07 sq. ft.)	\$3,745.00
School Fees Elem (\$2.13 sq. ft.)	\$7,455.00
Meter Material Fee 3/4"	\$225.00
Water Cap Fee 3/4"	\$8,069.00
Water Inspection 3/4"	\$260.00
SDCWA 3/4" Fee	\$4,492.00
TOTAL FEES	\$34,630.00



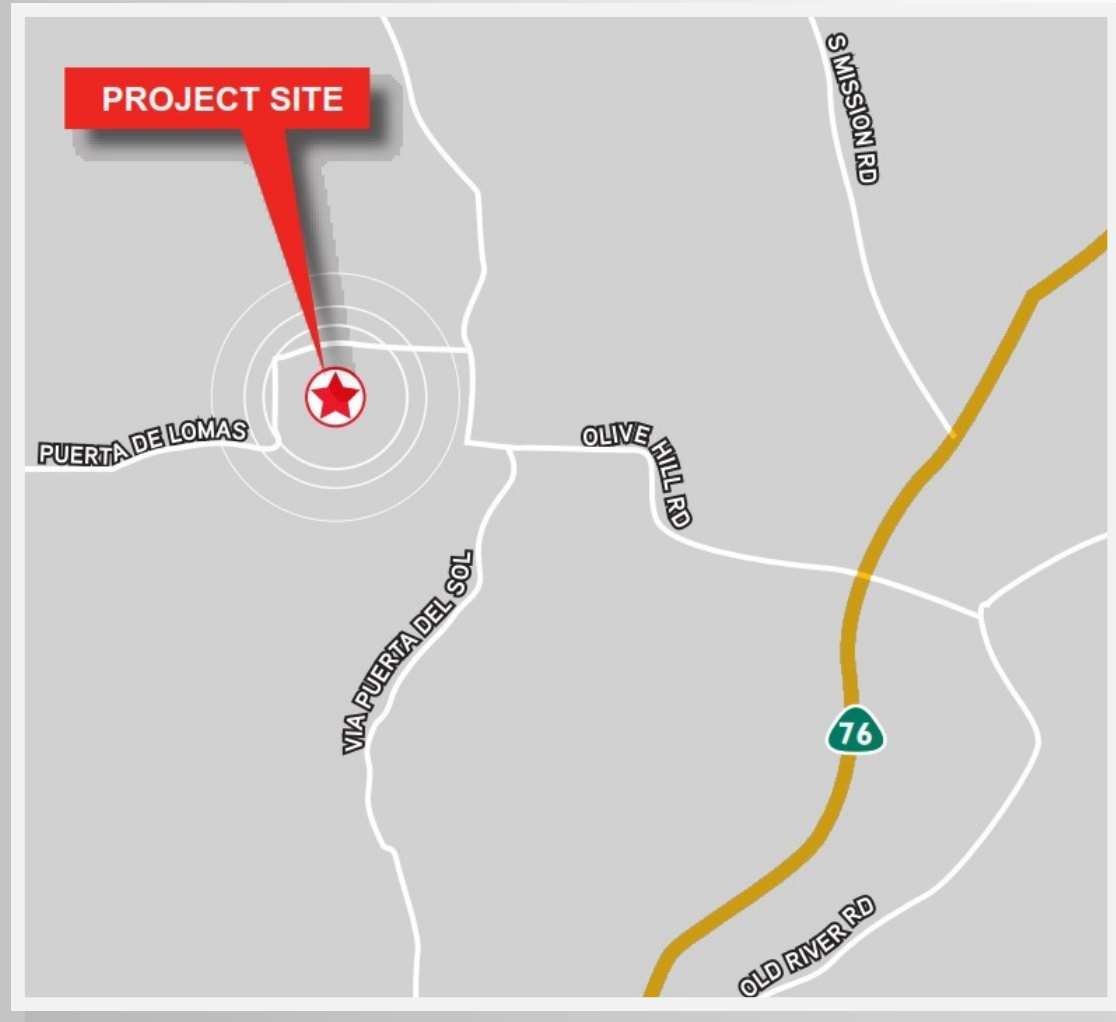
CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146

FOR SALE > 10 FINISHED ESTATE LOTS—CIRCA DE LOMA | BONSAI, CA

PROJECT SUMMARY | FEE SCH. | [MAPS & AERIALS](#) | PARCEL MAP | RECENT COMP | PROJECT LINKS | OFFERING GUIDELINES

LOCATOR MAP



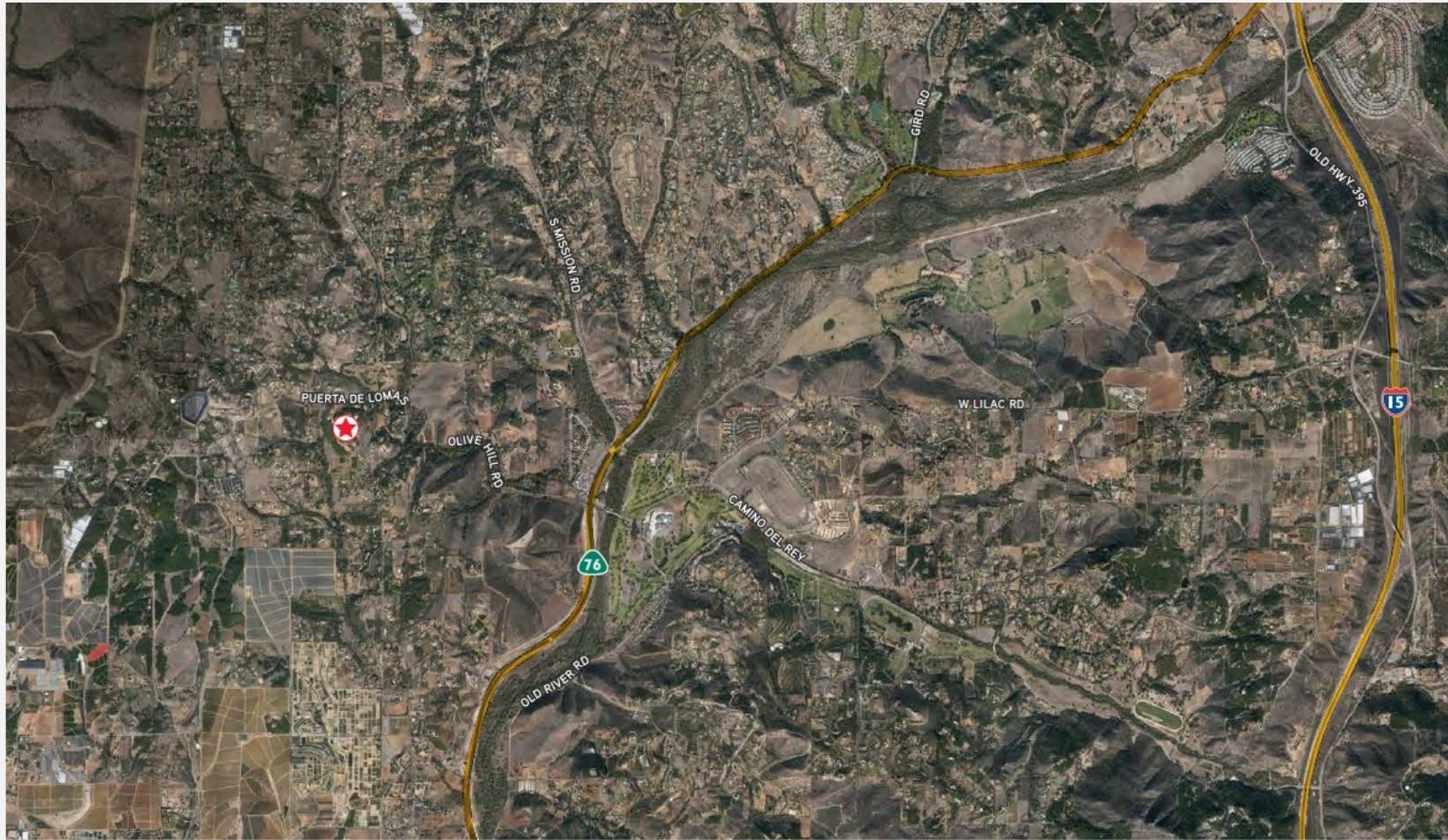
CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146

FOR SALE > 10 FINISHED ESTATE LOTS—CIRCA DE LOMA | BONSAI, CA

PROJECT SUMMARY | FEE SCH. | [MAPS & AERIALS](#) | PARCEL MAP | RECENT COMP | PROJECT LINKS | OFFERING GUIDELINES

FAR AERIAL



Colliers
INTERNATIONAL

CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146

FOR SALE > 10 FINISHED ESTATE LOTS—CIRCA DE LOMA | BONSAI, CA

PROJECT SUMMARY | FEE SCH. | [MAPS & AERIALS](#) | PARCEL MAP | RECENT COMP | PROJECT LINKS | OFFERING GUIDELINES

CLOSE AERIAL



Colliers
INTERNATIONAL

CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

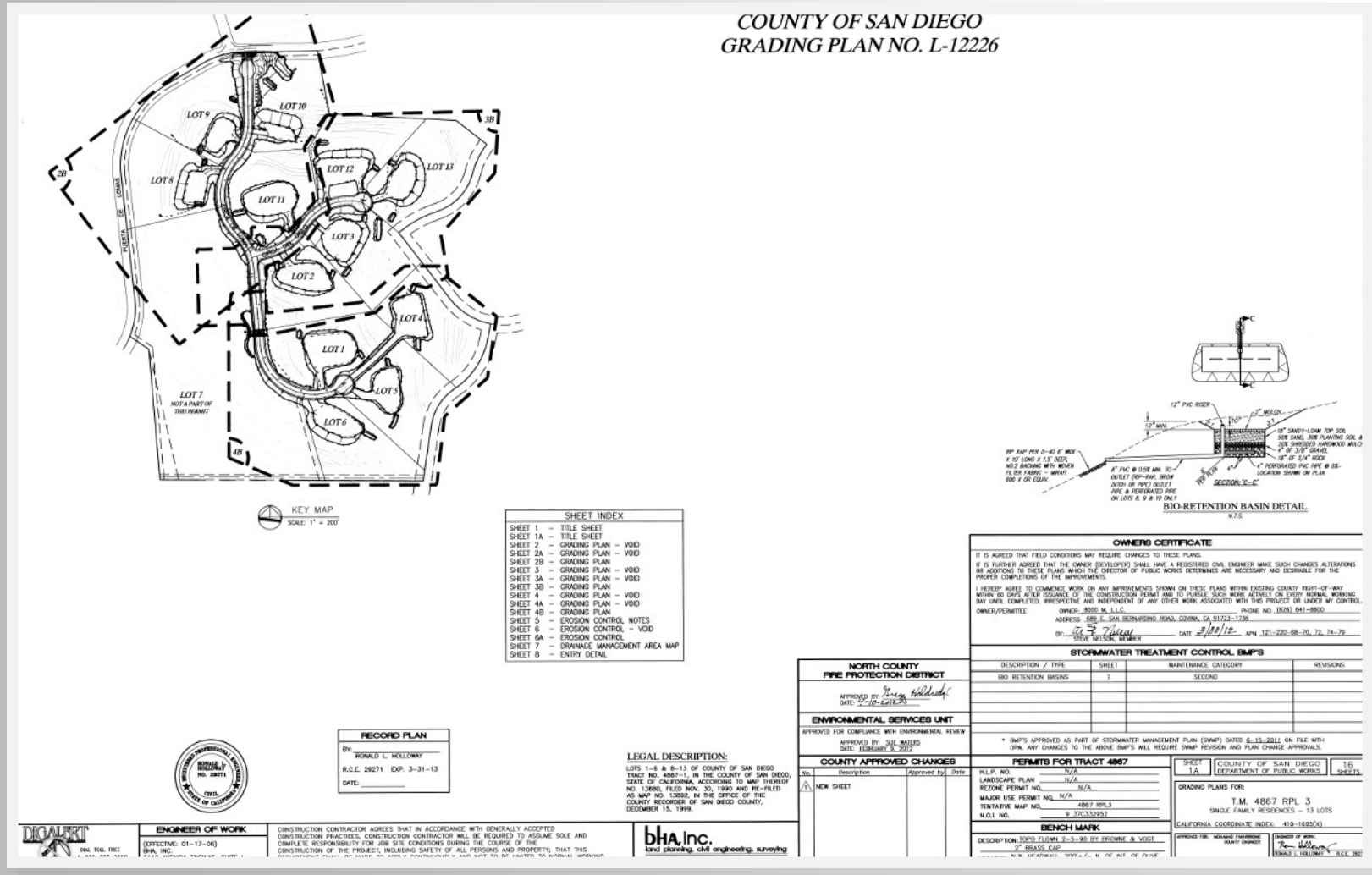
COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146

[illegible]

FOR SALE > 10 FINISHED ESTATE LOTS—CIRCA DE LOMA | BONSAI, CA

PROJECT SUMMARY | FEE SCH. | **MAPS & AERIALS** | PARCEL MAP | RECENT COMP | PROJECT LINKS | OFFERING GUIDELINES

GRADING PLAN SHEET 1



Colliers
INTERNATIONAL

CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146

RECORD PLAN
 BY: RONALD L. HOLLOWAY
 R.C.E. 29271 EXP. 3-31-13
 DATE: _____

ENGINEER OF WORK
 (EXPIRING: 01-17-06)
 BHA, INC.
 5115 AVENIDA ENRIQUE, SUITE 1
 CARLSBAD, CA 92008
 PHONE: 760-439-1111

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR AND SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD GUARANTEED AGENCY AND PERSONS HARMLESS FROM ALL SUCH LIABILITY, DAMAGES AND COSTS, INCLUDING:

bha, Inc.
 civil planning, civil engineering, surveying
 5115 AVENIDA ENRIQUE
 SUITE 1

PERMITS FOR TRACT 4867
 H.L.P. NO. N/A
 REZONE PERMIT NO. N/A
 LANDSCAPE PLAN N/A
 MAJOR USE PERMIT NO. N/A
 TENTATIVE MAP NO. 9 33C32952
 N.C.U. NO. _____

BENCH MARK
 DESCRIPTION: TOP OF FIRM 2-5-95 BY GEORGE & VOGLI
 SPASS CAP
 LOCATION: N.W. CORNER, 200' ± N. OF INT. OF OLIVE
 H.L. NO. & HWS. 57.0M MICHIGAN ROAD

GRADING PLANS FOR:
 T.M. 4867 RPL 3
 SINGLE FAMILY RESIDENCES - 13 LOTS
 CALIFORNIA COORDINATE INDEX: 410-185000

PLAN VIEW - CONCRETE INLET APRON
 NTS

SECTION A-A
 NTS

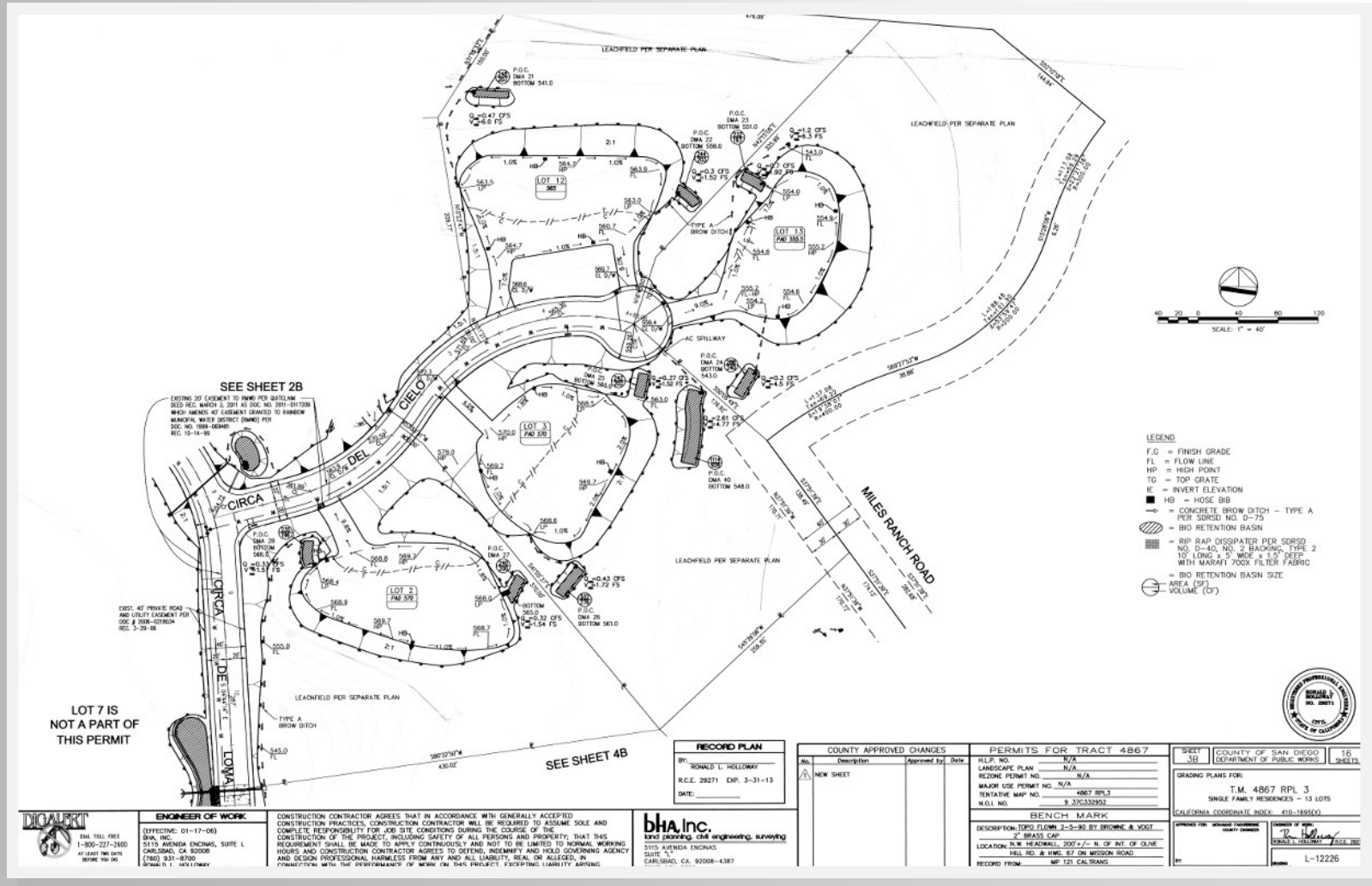
TYPICAL DRIVEWAY SECTION
 NTS

LEGEND
 F.G. = FINISH GRADE
 FL = FLOW LINE
 HP = HIGH POINT
 TG = TOP GRADE
 IE = INVERT ELEVATION
 ■ = HOSE BIB
 ■ = CONCRETE BROW DITCH - TYPE A
 ■ = BID RETENTION BASIN
 ■ = RIP RAP DISSEIPATER PER SPSD NO. 3-40 NO. 5 JACKSON, TYPE 2
 12" CONC. 4" WIDE x 12" DEEP WITH MARKET FIBER FILTER FABRIC
 ■ = BID RETENTION BASIN SIZE
 ○ = AREA (SF)
 ○ = VOLUME (CF)

FOR SALE > 10 FINISHED ESTATE LOTS—CIRCA DE LOMA | BONSAI, CA

PROJECT SUMMARY | FEE SCH. | **MAPS & AERIALS** | PARCEL MAP | RECENT COMP | PROJECT LINKS | OFFERING GUIDELINES

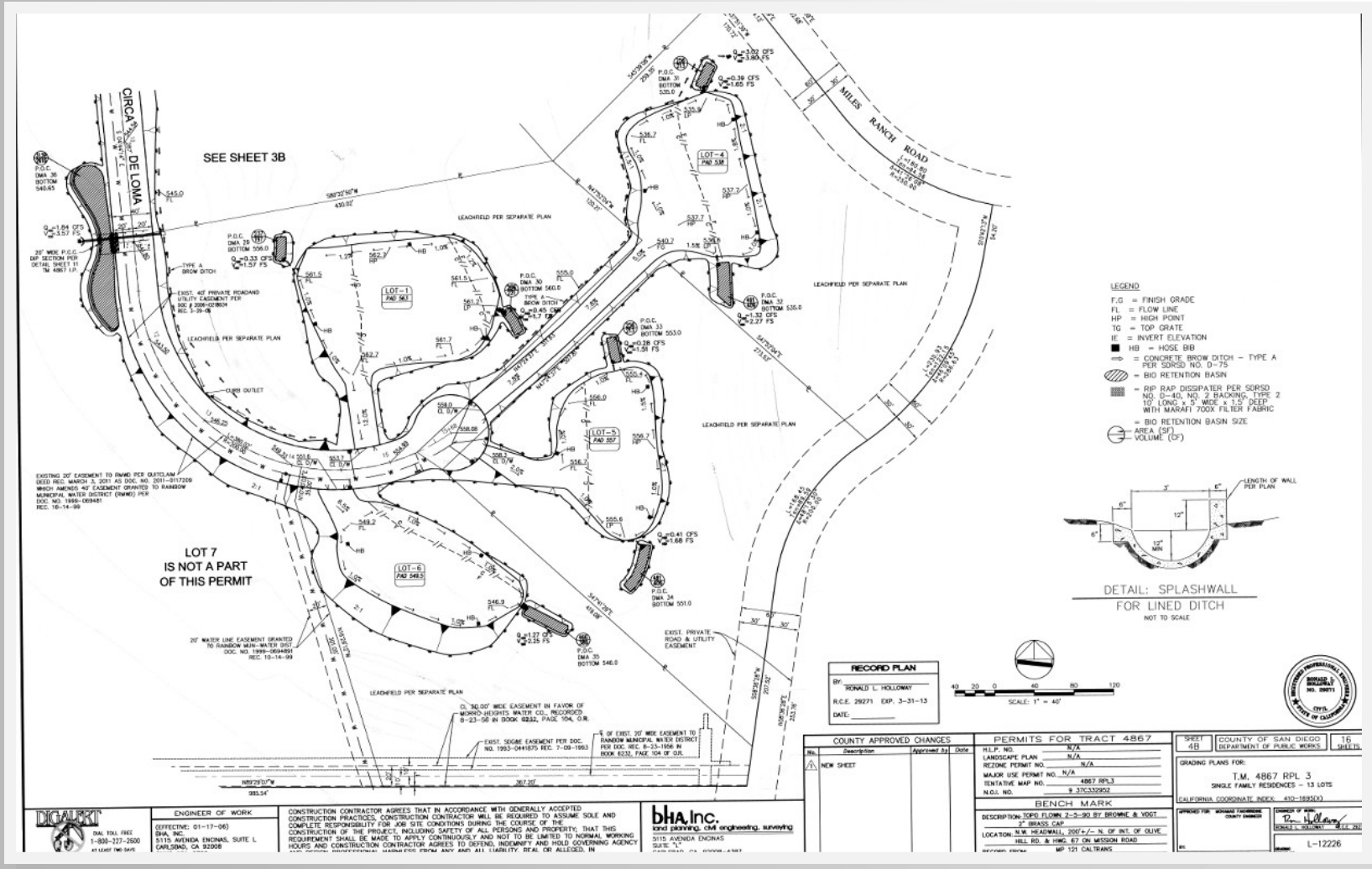
GRADING PLAN SHEET 3



Colliers
INTERNATIONAL

CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

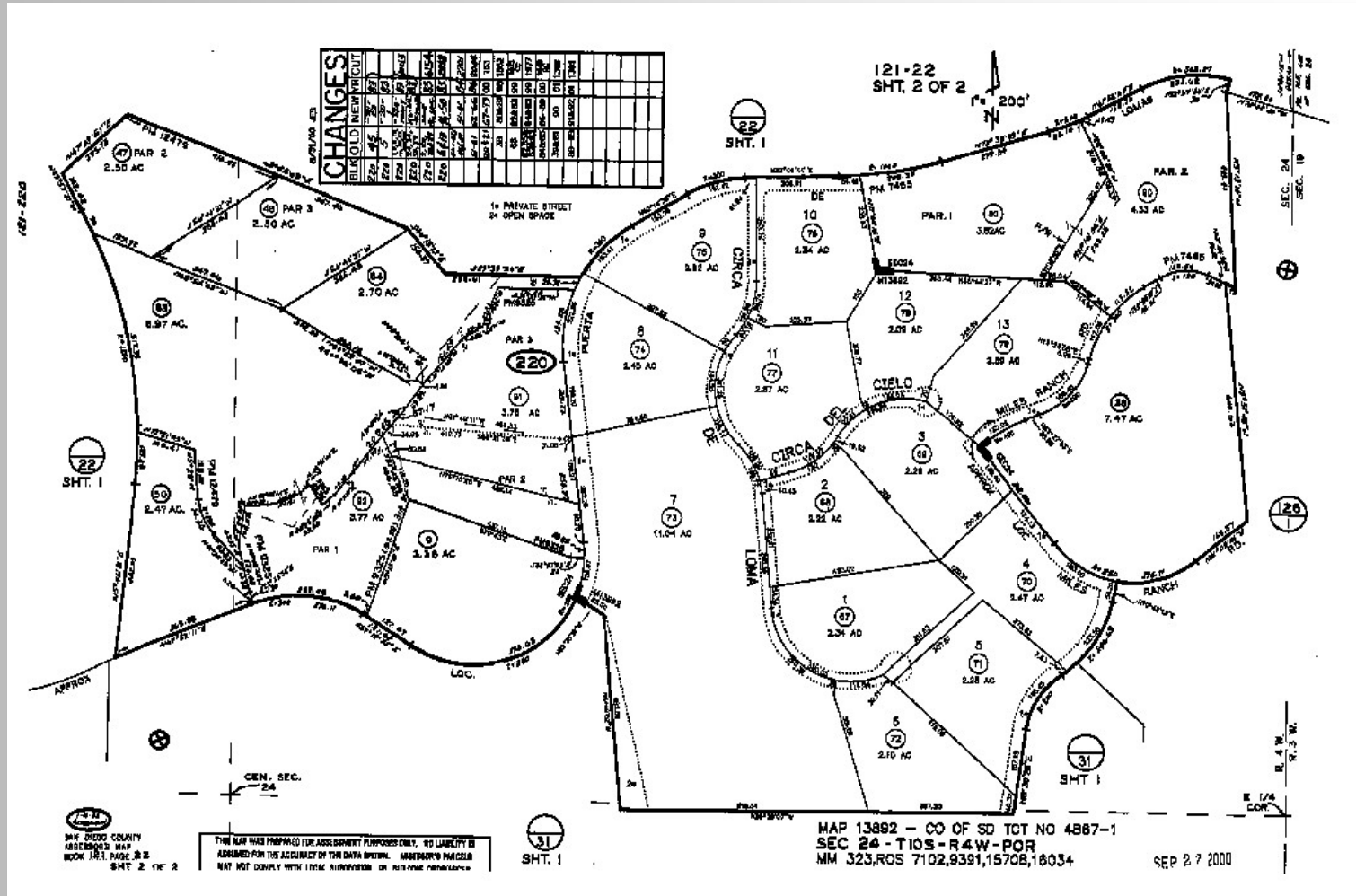
COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146



FOR SALE > 10 FINISHED ESTATE LOTS—CIRCA DE LOMA | BONSAI, CA

PROJECT SUMMARY | FEE SCH. | MAPS & AERIALS | **PARCEL MAP** | RECENT COMP | PROJECT LINKS | OFFERING GUIDELINES

PARCEL MAP




Colliers
INTERNATIONAL

CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146

RECENT COMPARABLE

Property Detail Report



Property Information for: [5148 Minneola Dr](#)

Priced between: and **\$895,900**

OLP/Sold Price: **\$929,900 / \$880,000**

List Type/Short Sale: **Exclusive Right (R) / N**

Property Type: **Residential**

City: **Fallbrook** Zip Code: **92028**

Complex/Park/MAPCD: **/ 1047F7**

Cross Street(s): **Olive Hill and Puerta de Lomas**

Status / MT / AMT: **Sold / 33 / 33**

MLS #: **130025612**

LD / OMD / COE: **05/19/2013 / 06/21/2013 / 07/16/2013**

Assessors Parcel #: **121-221-21-00**

WalkScore: **3**

[Media Link](#)
[Virtual Tour Link](#)

General Information

Beds: 5	Opt: 1	Totl: 6	Master Bed: 20x24	View: Mountains/Hills
FullBth: 4	Half: 1	TotBth: 5	Bed Rm 2: 14x16	Exterior: Stucco
Sq Ft: 4,357			Bed Rm 3: 13x12	Floors: Carpet, Tile
SF Source: Appraisal			Bed Rm 4: 13x12	Heat: Fireplace, Forced Air Unit, Zoned Areas
Year Blt: 2006			Bed Rm 5: 13x12	Cooling: Central Forced Air, Zoned Area(s)
Stories: 2 Story			Kitchen: 12x10	Pool: Below Ground, Private
Lot SqFt: 109,771			BrkFst Ar: 10x12	Lot Size: 2+ to 4 AC
LotSz Src: Assessor Record			Dining Rm: 14x14	Sewer: Septic Installed
Ownership: Fee Simple			Living Rm: 16x16	School District: Bonsall Union
Roof: Tile/Clay			Family Rm: 18x16	Age Restriction: N/K
Acres: 2.520			Extra Room 1: 12x14	Water: Meter on Property
Zoning:			Extra Room 2:	Topography: Level, Slope Gentle
Style: Detached			Extra Room 3:	Pets: Yes
Site: Private Street				Fireplace: FP in Family Room, FP in Master BR, Patio/Outdoors

Directions: **Olive Hill Road to Puerta de Lomas. Gated.**

Remarks: **This Hill Ranch gated beauty has it all! Location, downstairs master suite, media room, amazing outdoor kitchen, 4 fireplaces, pool/spa, detached 1 bedroom guest house, flat pad for sport court, playground or RV storage, 3 car garage, fruit orchard, completely fenced, and views! This is a beautiful community of high end homes located on the West side of Fallbrook & easy commute to I-5 or I-15. Cool ocean breezes too!**

PROJECT LINKS

[Final Map](#)

[Grading Plan](#)

[Recorded Maintenance Notification Agreements - 10 Lots](#)

[Septic Reports](#)

[TM 4867 Resolution](#)



CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146

OFFERING GUIDELINES

DEPOSIT:

An initial deposit of \$100,000.00 shall be placed into escrow at the execution of the purchase and sale agreement prepared by Seller, and shall be refundable during the Due Diligence Period. Upon Buyer's election to proceed with acquisition of the Property at the close of the Due Diligence Period, the deposit shall be increased to \$150,000 and the entire deposit shall be non-refundable and released to Seller. The balance of the purchase price shall be paid at Closing.

OFFERS:

All offers shall be submitted to:

Ciara Trujillo
c/o Colliers International
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Email: ciara.layne@colliers.com

AS-IS:

The Property is sold "as is, where is." Seller makes no representations or warranties whatsoever relative to the Property, including, but not limited to, those regarding the suitability of the Property for any particular use; the condition of the Property; the presence or absence of hazardous materials; geologic, soil, or hydrologic conditions; etc.



CIARA TRUJILLO
(858) 677-5387
ciara.layne@colliers.com
CA License No. 01800279

COLLIERS INTERNATIONAL
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122
Phone: (858) 455-1515 | Fax: (858) 546-9146