



Detached

MLS #: 220000066

APN: 197-100-32-00

Addr: 3240 Chimney Rock Road

City,St: Ranchita, CA

Status: ACTIVE

Short Sale: No

COE Date:

Zip: 92066

List Price: \$599,900

Orig Price: \$700,000

Sold Price:

List Date: 1/4/2022

Mod Date: 5/18/2022

DOMLS 134

MT 134

LP/SqFt: 203.84

SP/SqFt:

Bedrooms: 5	Full Baths: 3
Optional BR: 0	Half Baths: 0
Total: 5	Total: 3

Parking Garage Spaces: 2
Parking Non-Garaged Spaces: 10
Parking Spaces Total: 12
Parking Garage: Detached
Non-Garage Details: Uncovered, Driveway
RV Parking: On-Site Parking

Est. SqFt: 2,943 Year Built: 2004

Community: RANCHITA

Neighborhood: Ranchita

Complex:

SA Restrict: N/K

View: Evening Lights, Mountains/Hills, Pa...

Pool: N/K

Listing Type ER

Patio: Brick

Pets: Yes

Age Restrictions: NK

Stories: 1 Story

MandRem None Known

Virtual Tour Link Virtual Tour Link

Start Showing Date



Schedule a Showing

REMARKS AND SHOWING INFO

Escape the city and get more for your money on this flat, useable piece of land in Ranchita! Animal lovers paradise on this 9.85 acre property with horse corrals, animal shelters, licensed dog kennel with dog runs and plenty of space for additional buildings. Are you the family that just wants room to ride your quads, go hiking, biking, horseback riding or driving your off road vehicles right from your front yard? And need plenty of storage for all it so you eliminate the storage fees? This one is for you! A huge 2,943 sq. ft. home has 5 bedrooms, 3 full bathrooms (2 master suites with 2 large bathrooms, an additional 3 bedrooms with one full bath) boasts plenty of space for family and friends. The large kitchen in the middle of the home has

Conf. Remarks: The new home owner will need to fill out an application to continue the dog kennel license (Approx. \$125 application fee). The solar lease is \$307 a month through Sun Power. One full acre of fenced property that features 4 gates. The fire camera (smoke detecting) on the property pays the owner \$500 A MONTH! There's two 5,000 gallon water storage tanks, private well, a leased 250 gallon propane tank for the water heaters and furnace. Kitchen appliances are electric. It does have 2 water heaters and also 2 central air conditioning units for the home. This property is being sold as is. Rancho Chimney Rock is occupied and there are animals on the property.

Cross Streets: Rancho Chimney Rock

Map Code:

CBB%: 2.50

CBB%:

CVR: Y

Directions To Property: This property is off of Montezuma Valley road / S22 in Ranchita.

Showing: Agent must be present during showing, there is not a lock box on this property and animals are present. 24 hour notice if possible, home is occupied.

Occupied: Call Listing Ag...

Occupant:

Occupant Pho...

Lockbox: No

Listing Agent: Molly A Hodo - 712-253-7338

DRE License#: 02129314

2nd Agent: Brian Hodo - 760-803-2006

Broker ID: 8735

Listing Office: FHL Realty, Inc. - Office: 760-419-3101

Off Market Date:

Close of Escrow:

Financing:

Concessions:

Selling Agent:

Selling DRE License#

Selling Office:

Sale Price:

Exp Date: 7/31/2022

Wtr Dist:

Schl Dist: Warner Unified School District

Equipment Dishwasher, Disposal, Fire Sprinklers, Microwave, Range/Oven, Refrigerator, Solar Panels, Electric Range, Electric Stove

HO Fees Include:

Home Owner Fees: 0.00

Other Fees: 307.00

CFD/Mello-Roos: 0.00

Total Monthly Fees: 307

HOA:

HOA Phone:

Prop Mgmt Co:

Prop Mgmt Ph:

Est. % Owner Occupa...

Terms: Cal Vet, Cash, Conventional, FH...

Cooling: Central Forced Air, Electric

Heat Source: Electric, Wood Heat Equip: Fireplace, Forced Air Unit

Fireplace Loc: FP in Living Room, Patio/Outdoors, Bonus Room, Propane

Fireplaces(s): 1

Living Room: 14x44	Master BR: 12x17
Dining Room: 13x9	Bedroom 2: 13x12
Family Room: 27x16	Bedroom 3: 13x11
Kitchen: 13x15	Bedroom 4: 13x12
Breakfast Area: 13x15	Bedroom 5: 13x17
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: Public Records

Lot Size: 4+ to 10 AC #Acres 9....

Lot Size Source: Appraisal

Units/Building:

Lot SqFt Approx: 429,066

Units/Complex:

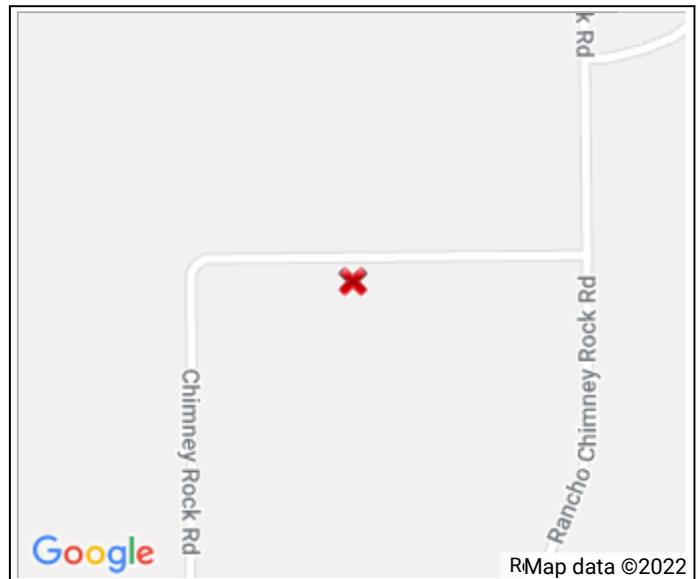
Laundry Location: Laundry Room

Elevator:

Sewer/Septic: Septic Installed

Stories in Building: 1

Animal lovers paradise on this 9.85 acre property with horse corrals, shelters, licensed dog kennel with dog runs and plenty of space for additional buildings. Are you the family that just wants room to ride your quads, go hiking, biking, horseback riding or driving your off road vehicles right from your front yard? And need plenty of storage for all it so you eliminate the storage fees? This one is for you! A huge 2,943 sq. ft home has 5 bedrooms, 3 full bathrooms (2 master suites with 2 large bathrooms, an additional 3 bedrooms with one full bath) boasts plenty of space for family and friends. The large kitchen in the middle of the home has a pass through bar into one living room, and also a dining room with another morning room for even more gathering space. One living room does include a wood burning fireplace for those chilly nights watching the peaceful snowfall you will get since you will be at a glorious 4,380 ft. elevation. There is a back patio with sliding glass doors ideal for bbq, fire pits and lounge chairs. Also has a 2 car detached garage next to the house with a 11,000 lb car lift for those who love to work on vehicles. This property also has a large solar array, and fire camera on the property that pays the home owner \$500 a month.



Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate. Some properties may be sold as-is. Please be advised there may be additional disclaimers and disclosures attached to this listing that are available to Participants and Subscribers that may be shared with clients. ©SDMLS

Provided By: Kamisha B Greene

DRE Lic.#: CA 01962367

©SDMLS Information is not guaranteed

05/18/2022 10:29 AM