



Detached

MLS #: **240005598**
APN: **1961600400**

Addr: **37407 Montezuma Valley Rd**
City, St: **Ranchita CA** Zip: **92066**

Status: **ACTIVE**

Short Sale: **No**
COE Date:

List Price: **\$300,000**

Orig Price: **\$300,000**

Sold Price:

List Date: **3/7/2024**

Mod Date: **3/17/2024**

DOMLS **3**

MT **10**

LP/SqFt: **189.51**

SP/SqFt:

Bedrooms: **3** Full Baths: **1**
Optional: **0** Half: **0**
Total: **3** Total: **1**

Est. SqFt: **1,583** Year Built: **1940**

Community: **RANCHITA**

Neighborhood: **Ranchita**

Complex:

SA Restrict: **N/K**

View: **Mountains/Hills**

Pool: **N/K**

Parking Garage Spaces: **0**
Parking Non-Garaged Spaces: **2**
Parking Spaces Total: **2**
Parking Garage: **None Known**
Non-Garage Details: **Driveway**
RV Parking:

Listing Type: **ER**

Patio:

Pets:

Age Restrictions: **NK**

Stories: **1 Story**

MandRem: **None Known**

Virtual Start Showing



[Schedule a Showing](#)

REMARKS AND SHOWING INFO

Escape the hustle and bustle and immerse yourself in the tranquility of this 40-acre estate. Though it requires cleanup, when you look past the debris, its panoramic views serve as a constant reminder of its potential. With two wells and two septics already in place, this property sets the stage for a myriad of possibilities. Whether you choose to restore the original home (3 bedroom, 1 bath) and/or renovate the existing second structure (1 bedroom, 1 bath), seize the opportunity to create your own sanctuary amidst the

Conf. Remarks: All room dimensions are a rough estimate. Permitted dwelling is not habitable. Second dwelling is not permitted and does not have electricity to it, does have permitted well and septic installed. Unsure of well and septic operational condition. This property currently does not have legal deeded access, we're diligently working to amend this issue.

Cross Streets: **Montezuma Valley Rd, SkyWay Dr** Map Code:

CBB%: **2.50**

CBB\$:

CVR: **N**

Directions To Property: **CA HWY 79 S, Turn left on San Felipe Rd, turn left on Montezuma Valley Rd, turn right onto SkyWay Dr (dirt road is unmarked, directly across from Fire Station).**

Showing: **Call/Text listing agent for showing appointment.**

Occupied: **Vacant**

Occupant:

Occupant:

Lockbox: **No**

Listing Agent: **Heather A Smith - 760-717-1123**

Agent DRE Lic#: **02019127**

2nd Agent: **Carre St Andre - 619-922-9687**

Broker ID: **8735**

Broker DRE

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

Off Market Date:

Close of Escrow:

Financing:

Concession

Selling Agent:

Selling DRE License#

Selling Office:

Sale Price:

Exp Date: **9/7/2024**

Wtr Dist:

High School URL: **Warner Unified School District**

Equipment: **N/K**

HO Fees

Home Owner: **0.00**

Paid:

Pay Freq.

Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type:

HOA Phone:

Zoning: **A70**

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner

Terms: **Cash**

Cooling: **N/K**

Heat Source: **Other/Remarks**

Heat Equip: **N/K**

Fireplace Loc:

Fireplaces(s):

Living Room: **10x10**

Primary BR: **10x10**

Dining Room: **10x10**

Bedroom 2: **10x10**

Family Room: **10x10**

Bedroom 3: **10x10**

Kitchen: **10x10**

Bedroom 4:

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Other/Remarks**

Lot Size: **20+ AC**

#Acre **40.**

Lot Size Source: **Other/Remarks**

Units/Building:

Lot SqFt Approx:

Units/Complex:

Laundry: **N/K**

Elevator:

Sewer/Septic: **Septic Installed**

Stories in



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.

Provided By:
Heather A Smith

DRE Lic.#: CA
02019127

©SDMLS Information is not guaranteed

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