

Property Features, Utilities and Buildings

33244 Conifer Road

PROPERTY

9.17 acres zoned A70 - some of which is dedicated Open Space

Well off the beaten path in a gated area with a paved roads to all properties.

Road Maintenance Agreement with a monthly fee including snow plowing

One of 20 homes or homesites ranging from nearly 8 acres to 20 acres.

One of the most buildable lots on Palomar with a well and pump, electric meter, gas and telephone already installed. Many possible building sites with the utilities already brought underground to two locations.

On a ridge with an incredible variety of flora and fauna.

A much-used deer highway bisects the property.

Land is partially fenced with split rail fencing

5 chained openings in fences to access roads leading to specific areas

Main driveways to storage container and RV pad have been graded and topped with compacted road base material

Numerous graded, flat areas for entertaining or other uses

Two fire pits with one in front of 'Tiny House' and one by RV pad

Groomed, well maintained property with some split rail fencing and many flat areas suitable for corrals or inviting friends to camp for the weekend.

Two firepits and cleared, level outdoor entertaining areas to enjoy some of the most spectacular sunrises and sunsets imaginable.

Graded RV pad with all hookups, gravel driveway and fabulous sunset views.

UTILITIES

Well with pump and pump house - 160' deep and rated at 6 GPM

Two 5,000 gallon water storage tanks - one for water needs and one for fire

Standpipe with fire hose fittings for fire water tank

100 amp electric service

Telephone, electricity (50 amp) and water run to 'Tiny House'

Telephone, electricity (50 amp), propane and water run to RV pad with RV type hookups

Electricity and water run to outhouse

Auxiliary pump to increase water pressure in the outhouse and the storage container

Whole house filter plumbed in line with auxiliary pump

THREE SEPTIC SYSTEMS

Cargo container 'Tiny House', Outhouse, and RV pad each have separate 55 gallon drum septic systems

FOUR BUILDINGS

1. 'Tiny House' – 8 x 40 Cargo Container was converted for very comfortable retreat. Fully furnished 'Tiny Home' with water, electricity, telephone and a flush toilet suitable for glamping (luxury camping) or hook-up to more of the existing plumbing and pop in a complete bathroom.

Living area has a futon sofa bed with a storage drawer, a portable fireplace heater, leather chair, drop leaf table with two storage ottomans for extra seating

Kitchen has a top freezer refrigerator, a micro-convection oven, a two burner hot plate on a cutting board cart, two overhead cabinets, one overhead rack, a freestanding large three drawer wood and stainless cabinet with a butcher block top, a free standing wood

and stainless cabinet with a double sink and table with two chairs.

Bedroom has a queen size platform bed, night table, freestanding closet and freestanding storage cabinet.

Bathroom with a flush toilet, double sink and a 2.5 gallon electric water heater

Five windows and a front door with a removable screen door

Flooring is click lock luxury vinyl plank

Exterior is finished with incense cedar milled from the land

Exterior 3 x 8 foot storage area accessible through cargo doors

2. The nicest little outhouse you will ever see with a flush toilet, sink and shower.

Tankless water heater and a 5 gallon propane tank for fuel

Flooring is click-lock luxury vinyl plank

3. Storage Shed, 5 x 8 behind outhouse - great place for those sleds

4. Storage Container, 8 x 20 one-tripper sea cargo container with shelving - could hold your tractor or Polaris.