

FOR SALE

Residential 1.23 Acre Custom Lot

**2195 Drew Road
Escondido, CA 92026**

FOR SALE: CUSTOM RESIDENTIAL LOT

**Tom Archbold
(760) 644-1299**

tarchbold@hallmarkcommunities.com

**10675 Sorrento Valley Rd. #200 B
San Diego, CA 92121**



•Located in the North County City of Escondido , approximate 53,585sf cul-de-sac Lot with great views of city lights and surrounding hills.

Hallmark Communities is providing this brochure for information purposes only. The Seller does not make any representations or warranties regarding the materials set forth in this brochure. Nothing contained herein is intended to limit, in any way, the scope of any due diligence investigation to be made by the Buyer with respect to the property.

PROJECT SUMMARY

Location: 2195 Drew Road Escondido, CA 92026.

APN: 225-030-46-00

Site Area: 1.23 Acres (53,585 Square Feet)

Zoning: R1

Environmental: N/A

Affordable Housing: N/A

Status: The Lot is the last and only undeveloped lot in Escondido tract map no. 823. There is a recorded private road easement for the benefit of Lot 7 and a recorded Road Maintenance Agreement with the adjoining property owner. Most of the drive has been installed. Facing the lot from the cul-de-sac below, the drive is the winding drive to the right of the property.

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SALES GUIDELINES AND CONDITIONS

<u>Asking Price:</u>	\$285,000
<u>Terms:</u>	All cash at close of escrow
<u>Feasibility Period:</u>	45 days from signing of Contract
<u>COE:</u>	End of Feasibility Period
<u>Deposits:</u>	\$20,000 into escrow upon execution of the Purchase and Sale Agreement.
<u>Escrow:</u>	Escrow shall be with Chicago Title Insurance Company.
<u>Brokers:</u>	The property is being marketed directly to principals, but Seller will cooperate with Buyers brokers.
<u>Bid Due Date:</u>	N/A
	Tom Archbold Hallmark Communities 10675 Sorrento Valley Road, Suite 200-B San Diego, CA 92121 Fax: (858)-558-3312 Email: tarchbold@hallmarkcommunities.com
<u>Conditions:</u>	Prospective purchasers must evaluate a proposed purchase on the basis that the Seller will not make any representations or warranties concerning the transaction or the property, and that the purchaser must accept the Property in an “As Is” condition.

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