

\$800,000 - 13165 Caminto Mendiola, San Diego

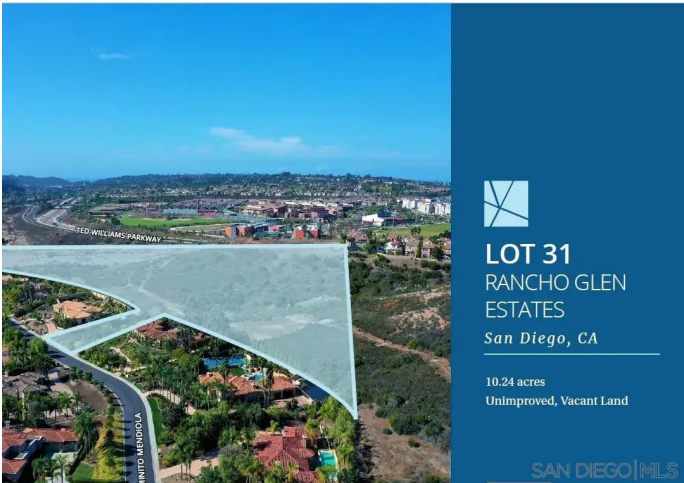
MLS® #240016317

\$800,000

Bedroom, Bathroom,
Land on 10.24 Acres

Pacific Highlands Ranch, San Diego, CA

Buyer must understand complexities of the grading and improvements required to create the lot area approved in the SDP. Buyer to confirm costs, anticipated improvement costs apx. +/- \$775,000 to create the pad areas. The property is 10.24 acres total. An estimated 2.21 acres is developable consisting of the east side house pad and west side for stables. Approved Site Development Permit (expires 5/21/2027) include: landscaping, fencing for habitat area, site grading and drainage, public & private improvements, mitigation monitoring and reporting plan. SDP available upon request.



Essential Information

MLS® #	240016317
Price	\$800,000
Acres	10.24
Type	Land
Sub-Type	Lots/Land
Status	Pending

Community Information

Address	13165 Caminto Mendiola
Area	CARMEL VALLEY (92130)
Subdivision	Pacific Highlands Ranch
City	San Diego
County	San Diego
State	CA

PROJECT OVERVIEW



Relevant Links: Full Site Development Plans CCRS	
LOCATION	13165 Caminto Mendiola, San Diego, CA 92130
ACRES	10.24 acres. An estimated 2.21 acres is developable consisting of the east side house pad and west side for horses.
APN	305-060-18
PROJECT DESCRIPTION	Unimproved, Vacant Residential Land
MUNICIPALITY	City of San Diego
ZONING	AR-1-1 Agricultural-Residential (click for more info)
SCHOOL DISTRICT	Del Mar Union Elementary San Diego Union High School District
COMMUNITY PLAN	Pacific Highlands Ranch
CC&R SPECIFIC PROVISIONS FOR SUBJECT LOT	- Private stables allowed - Private for-profit training & horse boarding allowed (see details in link) - Selling of trees, plants, or crops - Right to drill for a well - Per separate agreement the site may not be subdivided
OVERLAY ZONES	Proposition "A" Lands Multiple Habitat Planning Area (MHFA) Very High Fire Hazard Severity Zone Sensitive Vegetation
PRICE	\$1,750,000

SAN DIEGO | MLS

Zip Code 92130

Amenities

Amenities Gated Community
Utilities Above Ground,Below Ground
View Panoramic
Has Pool Yes

Interior

Fireplace Yes

Fees

HOA Fees \$555
HOA Frequency Monthly
Other Fees \$0
Total Fees \$555

Additional Information

Date Listed July 15th, 2024
Days on Market 469
Listing Office David Santistevan

Listing Details

Listing Office David Santistevan

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc
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