



\$2,800,000

**JONI LANE, SAN MARCOS, CA,**

<https://kellycrews.com>

- Land
- Active



**General Info**



**Possible Use:** Horses,Recreational,Multi-Family,Storage,Investment,Agricultural,Buyer to verify,Commercial,Residential

**Current Use:** Recreational,Storage,Investment,Agricultural

**Directions:** Take Twin Oaks Valley Road north to Deer Springs Road. Turn left onto Sarver Lane, then left onto Country Garden Lane. Turn right onto Joni Lane. As you drive up Joni Lane, you'll reach a gate—enter the access code to proceed. Continue up the hill until the road splits at Lynn Lane. Stay to the left and pass a large house with a red roof on your left. Just past that house, you'll see another gate directly ahead. If it's closed, please open it and continue along the dirt road. Dirt road is the subject property.

**Zoning:** A70

**Community Features:** Horse Trails,Hiking,Mountainous

**Zoning Description:**  
Prime 30+-acre A70 land with 3 meters, public water, well. Approved 4-acre splits allow 7 homes + 7 ADUs, pending final approvals.

**Possible Use Comments:**  
Possible use for vineyard or horse property. Lot may be split - confirm with county. ADU potential - buyer to verify with city.

**Exclusions:**  
Bobcat, Trailers, dismantled Green house.

**Road Frontage Type:** Country Road

**Road Surface Type:** Unpaved,Paved

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## Interior Details

**Elevation:** 1175

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## Utilities

**Utilities:** Electricity Connected

**Water Source:** Agricultural Well

**Sewer:** Conventional Septic

**Electric:** Electricity - On Property



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## Exterior Details

**Association Fee:** 0.00

**Fencing:** Partial

**View:** Mountain(s),Meadow,City Lights,Water,Panoramic

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## Lot Information

**Lot Features:** Sprinklers Drip System,Ranch,Yard,Rolling Slope,Horse Property,Utilities - Overhead,Value In Land,Near Public Transit,Gentle Sloping,Cul-De-Sac,Lot Over 40000 Sqft,Pasture

