



\$175,000

• Active



**VIA DE LA ROCA, FALLBROOK, CA, US,**

<https://kellycrews.com>

## General Info



**Possible Use:** Agricultural,Residential

**Improvements:** Municipal Utilities within 100 to 150 from parcel. Will need to drill a well if you do not connect to city water.

**Current Use:** Agricultural,Residential,Unimproved

**Soil Type:** DG

**Elevation Units:** Feet

**Cleared:** No

**Topography:** Hilly to area for pad.

**Possible Use Comments:** Perfect for Estate home with views.

**Directions:** 15 Freeway to Mission Road (exit 51) (R), to Pico Ave (R), to De Luz Road (R), To Sandia Creek (R), to Rock Mountain Drive (R), to Gavilan Mountain Road (R), to Via De La Roca (L) to Easement to property (should walk down easement to property).

**Subdivision Name:** Fallbrook

**Zoning:** A

**Community Features:**

Foothills,Mountainous,Rural,Valley

**Trees:** Oaks & Sycamores

**Road Surface Type:** Paved,Unpaved

**Have:** 2.37 acre for estate home with views & privacy.

## Utilities

**Utilities:** Cable Not Available,Electricity Available,Natural Gas Not Available,Phone Available,Sewer Not Available,Water Available

**Sewer:** Conventional Septic

**Water Source:** Public

**Electric:** Standard

## Exterior Details

**Association Fee:**

0.00

**View:**

Creek/Stream,Hills,Mountain(s),Neighborhood,Panoramic,Trees/Woods,Valley

## Lot Information

**Lot Features:** Rectangular Lot,Rolling Slope,Value In Land

