SUPPLEMENT

 9753 Highway 79

The following are suggestions and observations that have not been verified by the Seller or Listing Broker and Listing Agent. Buyer to satisfy self to all aspects of this property.

1. **May** be eligible for San Diego County Historic Designation which saves money on property taxes. See the following:

https://www.sohosandiego.org/resources/designationmillsact.htm

<https://www.sandiego.gov/department/mills-act-agreement>

1. There is a vacant lot adjacent to this property, on the north side, which may also be purchased for $100,000 (asking price) which would expand 9753 Hwy 79, for development or a larger lot.

It is owned by a separate seller and would be a separate purchase agreement. The owner is willing to carry with 10,000 down for 5 years at 6% interest.

1. For inspiration <https://hookedonhouses.net/2018/05/22/under-the-tuscan-sun-villa-today/>

 <https://www.dreamstime.com/photos-images/traditional-stone-house.html>

 <https://www.pinterest.com/hentgesdc/european-stone/>

1. Descanso is a small community with unique homes. Many residents have a variety of animals including horses, sheep, alpacas, cows and goats. Wildlife is abundant, if you are a “birder”, this is a paradise for bird watching throughout the year. If you are into astrophotography or just stargazing, the night skies are dark and filled with twinkling stars, galaxies and nebulae. Fishing and kayaking are minutes away at Lake Cuyamaca, then stop by Julian afterwards for some fresh apple pie! Horse riding and hiking trails are numerous and the air is fresh and clean. It is a short drive to the desert as well.
2. Descanso means “place of rest”, so if this is your weekend retreat or primary residence you will certainly feel relaxed and refreshed after spending time in this small community of about 1,425 people. There is an elementary school, Feed Store, post office, 2 restaurants, a few shops and a convenience store. The elevation is about 3,500 feet so a few times a year you will have a dusting of snow.
3. The property does have a well but it is not operating. It is hooked up to the Descanso Water District. There is not a propane tank on the property so all utilities, including the water heater, are electric. There is a septic tank but unsure of condition.
4. The 3rd bedroom and second bathroom are downstairs, the Tax records show the home is a 3 bedroom and 2 bath home. This ground-level basement area has a small kitchenette and storage room.
5. There is a large, stand-up attic which possibly could be converted into a loft, office, bedroom. Buyer to verify with the building department.
6. The parcel with the home is zoned “Duplex 2 Units Any Combo”, I checked with the County and they stated an ADU is allowed. Buyer to verify this information with the County. The second parcel which is behind the home is zoned Residential Vacant Land. Buyer to verify with the County the use they are proposing.
7. There is a water tank at the top of the second parcel which was hooked up to the well and the pumphouse (at the entry…stone foundation with wooden doors). The well, tank and pump are not operating. Buyer to consult with professional on feasibility of getting it operating again.