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PREPARATION ◆ *PROFICIENCY* ◆ *PROVEN RESULTS*



Stone Ridge Pond View Retreat

35109 Hwy 79 Spc #13 Warner Springs, CA 92086

Property Highlights

Available for $239,000

- 2 Bed | 2 Bath Manufactured Home • 1,112± Sq. Ft. • Built 2011 • Permanent 433A Foundation
- You Own the Land — No Space Rent in the Stone Ridge 55+ Community
- Direct Pond View from the Front Porch, with Center Fountain & Soothing Water Sounds
- Earthquake Retrofitted • Roof Fire Sprinklers • New A/C • New LED Lighting Throughout
- Solid Wood Cabinetry • Updated Kitchen & Bath Fixtures • New Carpeting
- Covered Carport • 2-Car Tandem Cement Driveway • New Storage Shed
- Clubhouse with Pool, Spa, Fitness, Billiards, Library, Piano & Chef's Kitchen
- Catch-and-Release Fishing Ponds, Mature Trees & Abundant Wildlife
- Near the North Mountain Wine Trail & Warner Springs Gliderport
- Temecula ~35 Min • Santa Ysabel & Ramona Within a Comfortable Drive

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Stone Ridge Pond View Retreat







Set within the natural bouldering and majestic mountain views of Warner Springs, this beautifully maintained 2011 manufactured home offers 1,112± square feet of comfortable single-level living on a permanent 433A foundationm and a rare advantage in a community like this, you own the land it sits on, with no space rent. Positioned directly across from the community's tranquil middle pond and its center fountain, the front porch is the perfect place to relax to the gentle sound of moving water. Thoughtfully updated throughout and move-in ready, the home pairs everyday comfort with real peace of mind, all wrapped in the relaxed charm and adventurous spirit of Southern California backcountry living, where you can experience the beauty of all four seasons and enjoy the outdoors year-round.

Featured Improvements & Upgrades

- Earthquake retrofitted for added confidence
- Roof fire sprinklers
- New air conditioner
- New remote-control ceiling fans with lights
- New LED lighting throughout
- New carpeting
- New bath and kitchen fixtures
- Solid wood cabinets
- Kitchen pocket door
- Foldable make-up table
- Covered carport
- 2-car tandem cement driveway
- New storage shed with shelf racks
- Under-house lockable storage
- New deck ceiling fan
- New deck lockable gate
- Low-maintenance yards
- Rain gutters
- Fence and retaining wall
- New security lights
- Dog door with outdoor enclosure and ramp
- Microwave oven
- Available fiber optics

Additional Features & Details

Finishing Touches & Smaller Improvements

- New wood paneling above deck
- Bath shelves
- Upgraded medicine cabinets
- Night-light electrical outlets
- Outdoor electrical outlets
- Sofa-floor electrical outlet
- Closet and storage lights
- Outdoor stair lights
- New front yard mulch
- New user-friendly thermostat
- New soft-close toilet seats
- New easy-load toilet paper holders
- New toilet mechanisms
- Flush shower drains
- Kitchen sink drawer pull-down trays
- Main drain check valve to prevent septic back-ups

Community & Location

- Stone Ridge 55+ community — you own the land, no space rent
- Clubhouse amenities: swimming pool, spa/jacuzzi, fitness, billiards, library, piano, chef's kitchen, and regular social events
- Catch-and-release fishing ponds with ducks, turtles and abundant wildlife, set among mature trees and natural flora
- Hiking and horse trails plus the nearby North Mountain Wine Trail and local vineyards
- Close to the Warner Springs Gliderport and Sunshine Summit Fire Station #59
- Temecula approximately 35 minutes; Santa Ysabel and Ramona within a comfortable drive; Julian makes an easy day trip

Excluded Items: The laundry room freezer, cabinet, and Waterboy filtration system are excluded from the sale but may be negotiated separately outside of escrow. All furniture and wall hangings are also negotiable outside of escrow. Buyer to verify all information, measurements, HOA details, and features to their own satisfaction.





