



15712 Grand Ave #2

Lake Elsinore, CA 92530

\$1,569,000 ↓

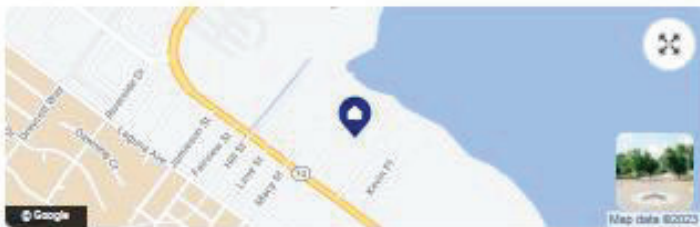
🔍 ~~\$1,849,000~~ ⓘ

Est. Mortgage \$9,839/mo*

➕ [Get Pre-Qualified](#)

Local Information

Map Schools Shop & Eat



🚗 -- mins to [Commute Destination](#)

INRIX

Message

I am interested in 15712 Grand Ave #2, Lake

I want to talk about financing

By pressing Request Info, you agree that Trulia and real estate professionals may contact you via phone/text about your inquiry, which may involve the use of automated means. You are not required to consent as a condition of purchasing any property, goods or services. Message data rates may apply. You also agree to our [Terms of Use](#). Trulia does not endorse any [real estate professionals](#).

Description

HUGE PRICE IMPROVEMENT!! Prime Investment opportunity on the Lake. Seller has plans for retail at the front of Grand Ave. Perhaps a coffee/smoothie convenience store. A motel in the middle and a restaurant near the lake with a boat launch and beachfront to take advantage of the area. The City owned boat landing on the North side of the lake has been a huge success. Leverage that success the City has enjoyed by adding another great location for boaters to get together for dining and beach activities. Seller had partial entitlements for Waterlender project from City of Lake Elsinore. Could possibly be updated. Please see Documents. Previous owner had plans to build 31 townhomes with some Live/Work units.

Home Highlights

🅅 Parking	No info	🏠 HOA	None
🌳 Outdoor	No info	💰 Price/Sqft	No info
🌬️ A/C	No	📅 Listed	100 days ago

Days on Market

• Days on Market: 166

Property Information

Property Type / Style

• Property Type: Land • Property Subtype: Lot/Land

Property Information

• Parcel Number: 381030005

Price & Status

Price

• List Price: \$1,599,000

Active Status

• MLS Status: ACTIVE

Media

• [See Virtual Tour](#)

Location

Direction & Address

• City: Lake Elsinore • Community: Lake Elsinore

Agent Information

Listing Agent

• Listing ID: 230006024

Offer

• Listing Agreement Type: Exclusive Right • Listing Terms: Cash, Conventional,
(R) Owner May Carry

Mobile R/V

Mobile Home Park

• Mobile Home Units: Feet

Compensation

• Buyer Agency Commission: 2.5 • Buyer Agency Commission Type: %

Notes

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed

Miscellaneous

• Mls Number: 230006024 • Living Area Range Units: Square Feet

[See Less](#)



Riverside County Parcel Report

APN(s):381030005

DISCLAIMER

Maps, permit information and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

MAPS/IMAGES



PARCEL

APN	381-030-005-2	Supervisory District	Boundaries for Districts 2, 4 and 5 will be updated in January, 2023. Boundaries for Districts 1 and 3 will be updated in January, 2025. KAREN SPIEGEL, DISTRICT 2
Previous APN	381030005 381030004	Township/Range	T6SR5W SEC 11 RHO
Owner Name	NOT AVAILABLE ONLINE	Elevation	1274 ft
Address	381030005 15712 GRAND AVE LAKE ELSINORE CA 92530	Thomas Bros. Map Page/Grid	PAGE: 865, GRID: H6 PAGE: 865, GRID: J6
Mailing Address	381030005 20091 MT ISRAEL PL ESCONDIDO CA 92029	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	381030005 Recorded Book/Page: MB 8/377 Subdivision Name: MAP SUBS IN ELSINORE Lot/Parcel: 3 Block: C Tract Number:	City Boundary	LAKE ELSINORE
		City Spheres of influence	NOT IN A CITY SPHERE

Lot Size	381030005 Recorded lot size is 5.18 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	381030005 Year Constructed: 1776 Baths: Bedrooms: Construction Type: N/A Garage Type: Property Area (sq ft): Roof Type: Stories: Pool: NO Central Cool: NO Central Heat: NO	County Service Area	NOT IN A COUNTY SERVICE AREA
Annexation Date	N/A	LAFCO Case	N/A
Proposals	N/A		

PLANNING more...

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	CITY	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
General Plan Policy Overlays	N/A		
Area Plan (RCIP)	Elsinore	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Zoning Classifications (ORD. 348)	CHECK WITH THE CITY FOR MORE INFORMATION	Zoning Districts and Zoning Areas	NOT IN A ZONING DISTRICT/AREA
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY		

Residential Permit Stats	N/A		
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ENVIRONMENTAL more...

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	NOT IN A COACHELLA VALLEY MSHCP FEE AREA	WRMSHCP (Western Riverside County Multi- Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA	WRMSHCP Cell Number	NOT IN A CELL NUMBER
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
WRMSHCP (Western Riverside County Multi- Species Habitat Conservation Plan) Plan Area	WESTERN RIVERSIDE COUNTY	Vegetation (2005)	URBAN OR DEVELOPMENT MAPPING UNIT WATER MAPPING UNIT WILLOW MAPPING UNIT

DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	NOT IN A COACHELLA VALLEY MSHCP FEE AREA	RBBB (Road & Bridge Benefit District)	NOT IN A ROAD BRIDGE BENEFIT DISTRICT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	WESTERN RIVERSIDE COUNTY	DIF (Development Impact Fee Area Ord. 659)	ELSINORE, AREA 15
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	NOT IN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT IN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

TRANSPORTATION more...

Circulation Element Ultimate Right-of-Way	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY	Road Book Page	40
		Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

HYDROLOGY

Flood Plan Review	*MAYBE REQUIRED, CONTACT RIVERSIDE COUNTY FLOOD CONTROL TO VERIFY	Watershed	SAN JACINTO VALLEY
Water District	WESTERN MUNICIPAL WATER DISTRICT		
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	COUNTY FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	MODERATE		
Subsidence	SUSCEPTIBLE		

MISCELLANEOUS

School District	LAKE ELSINORE UNIFIED
Communities	LAKE ELSINORE
Lighting (Ord. 655)	ZONE: B
Census Tract	430.01
Farmland	LOCAL IMPORTANCE URBAN-BUILT UP LAND WATERBODIES
Special Notes	NO SPECIAL NOTES
Tax Rate Areas	005030 - CITY OF LAKE ELSINORE ANX 005030 - CO FREE LIBRARY 005030 - CO STRUCTURE FIRE PROTECTION 005030 - CSA 152 005030 - ELSINORE AREA ELEM SCHOOL FUND 005030 - ELSINORE VALLEY CEMETERY 005030 - ELSINORE VALLEY MUNICIPAL WATER

005030 - ELSINORE VLY MUNI WTR IMP DIST 1
 005030 - FLOOD CONTROL ADMIN
 005030 - FLOOD CONTROL ZN 3
 005030 - GENERAL
 005030 - GENERAL PURPOSE
 005030 - LAKE ELSINORE UNI IMP NO 96-1
 005030 - LAKE ELSINORE UNIFIED
 005030 - MT SAN JACINTO JR COLLEGE
 005030 - MWD WEST 1302999
 005030 - NW MOSQUITO & VECTOR CNTL DIST
 005030 - RDV RANCHO LAGUNA 2
 005030 - RIV CO REGIONAL PARK & OPEN SP
 005030 - RIVERSIDE CO OFC OF EDUCATION
 005030 - SO. CALIF ,JT(19,30,33,36,37,56)
 005030 - WESTERN MUNICIPAL WATER

Department of Enviromental Health Permits

Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administrative Cases

Case	Case Description	Status
N/A	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
N/A	N/A	N/A

Code Cases

Case	Case Description	Status
N/A	N/A	N/A

Fire Cases

Case	Case Description	Status
N/A	N/A	N/A

Planning Cases

Case	Case Description	Status
N/A	N/A	N/A

Survey Cases

Case	Case Description	Status
MAP34372		ISSUED
MAP35194		ISSUED

Transportation Cases

Case	Case Description	Status
N/A	N/A	N/A