



3.5 Acre View Parcel

Juniper Hills, California

Panoramic views from this 3.5 ac. +/- parcel with gently sloping terrain. Great future home site. Desirable A2 zoning. Owner will finance with \$17,500 down, \$300 per month @ 6% interest, all due in 5 years

*Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities

3.57 Acres ± Zoned LCA21

- **MLS# 17007798**
- **APN# 3047-018-003**
- **Avenue W-6, Juniper Hills**
- **\$37,500**

Directions

106th St East to Ave W-3, east to 108th, south to W-6 and west to subject

Features

Zoning	LCA21*
Lot SqFt:	155,509
Bond Assessment:	None
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural; Residential
Lot Description:	Rectangular
Road Frontage:	Public; Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash; Owner Will Carry
Tract Map:	Record of Survey
Cert of Compliance:	Not Required
Fence:	None - See Remarks
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	2 - 4.99 Acres
Road Surface:	Dirt
Subord/Release:	No Subordinate
Topography:	Level
Water:	None - See Remarks

Tom Mastin
Broker / Owner

License ID #00988013



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All measurements are approximate. Prices and availability are subject to change without notice.

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