



## Great Corner-Lot!

### Lake Los Angeles, California

Desirable corner parcel, level with water (fire hydrants nearby), electric, telephone, gas and paved street. Great custom home site! \*Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities

0.68 Acres ± Zoned LCRA30000

- **MLS# 18001159**
- **APN# 3071-018-022**
- **Sweetaire & 177th St East**
- **\$16,000**

#### Directions

Avenue O east to 178th St, north to Sweetaire, west to subject

#### Features

<b>Zoning</b>	LCRA30000
<b>Lot SqFt:</b>	29,502
<b>Bond Assessment:</b>	None
<b>Electric:</b>	In Street
<b>Flood Zone:</b>	Buyer to Verify; No
<b>Geological Hazard:</b>	Buyer to Verify
<b>Land Use:</b>	Residential
<b>Lot Description:</b>	Corner
<b>Road Frontage:</b>	Public
<b>Sewer:</b>	None - See Remarks
<b>Survey:</b>	None - See Remarks
<b>Terms:</b>	Cash
<b>Tract Map:</b>	Final Tract Map
<b>Cert of Compliance:</b>	Not Required
<b>Fence:</b>	Partial Fence
<b>Natural Gas:</b>	Natural Available
<b>Legal Access:</b>	Yes
<b>Lot Size:</b>	20 - 29.99K
<b>Road Surface:</b>	Paved
<b>Subord/Release:</b>	No Releases; No Subordinate
<b>Topography:</b>	Level
<b>Water:</b>	In Street

**Tom Mastin**  
Broker / Owner

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

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