





BIG VALLEY
REAL ESTATE

Two Adjoining Cul-de-Sac Parcels, Package Priced!

Lake Elizabeth, California 93532

Motivated Seller! Large two-parcel hillside homesite in the community of Lake Elizabeth! Includes both APN's 3225-015-002 & 003, with a total of .62 acres. Cul-de-sac location with views to the south. Grading will require some finesse, but the combined parcels should allow for a generous elevated pad for a home that will make the most of all the view opportunities. Priced to sell!

*Boundary depictions are approximate and for illustrative purposes only. Buyer to make their own independent investigations regarding Zoning and General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability and Costs of Utilities.

0.62 Acre combined ± Zoned R-1

- **MLS# 25004564**
- **APN# 3225-015-002 & 003**
- **Cutwood Road**
- **$17,500**

Features

Zoning:	R-1
Lot SqFt:	27,007 combined
Bond Assessment:	Buyer to Verify; None
Electric:	In Street
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Cul-De-Sac; Irregular
Road Frontage:	Public
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Tract Map:	Final Tract Map
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	0.62 Acre combined ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks; Hillside/View
Water:	In Street; Mutual

Directions

Elizabeth Lake Rd to Firtree, to Alderwood to Cutwood. (GPS for 002: 34.654566, -118.380098, and 003: 34.654300, -118.380119)

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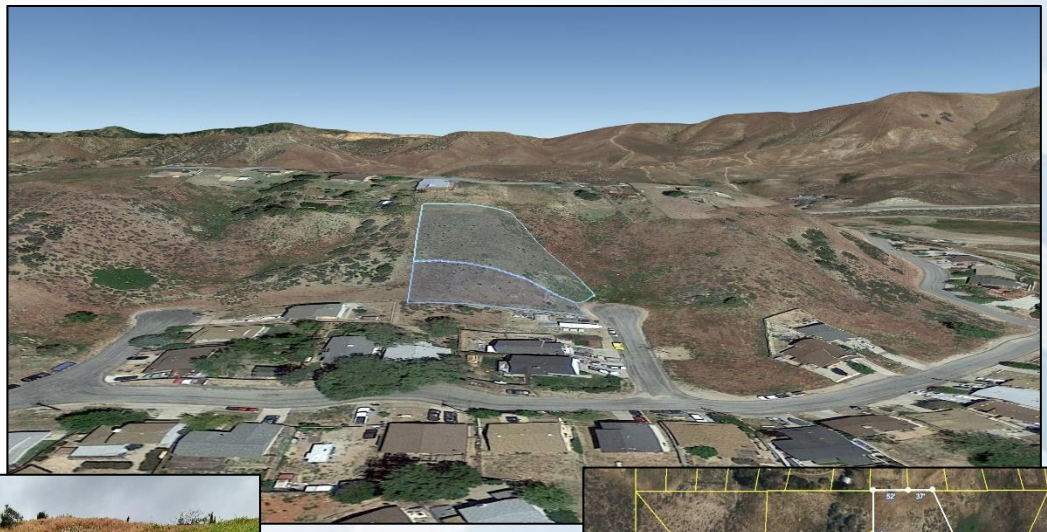
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EQUAL HOUSING OPPORTUNITY

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

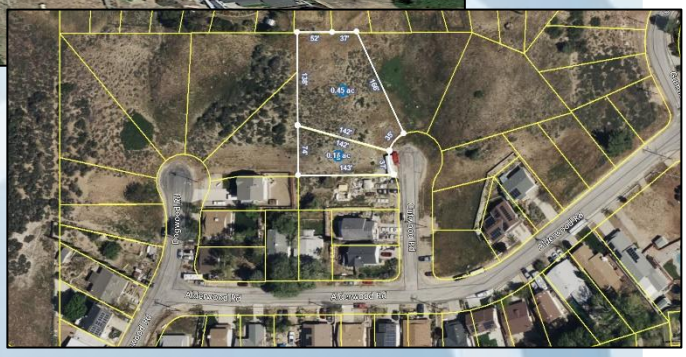
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Adjoining Lake Elizabeth Lots with Utilities Available!

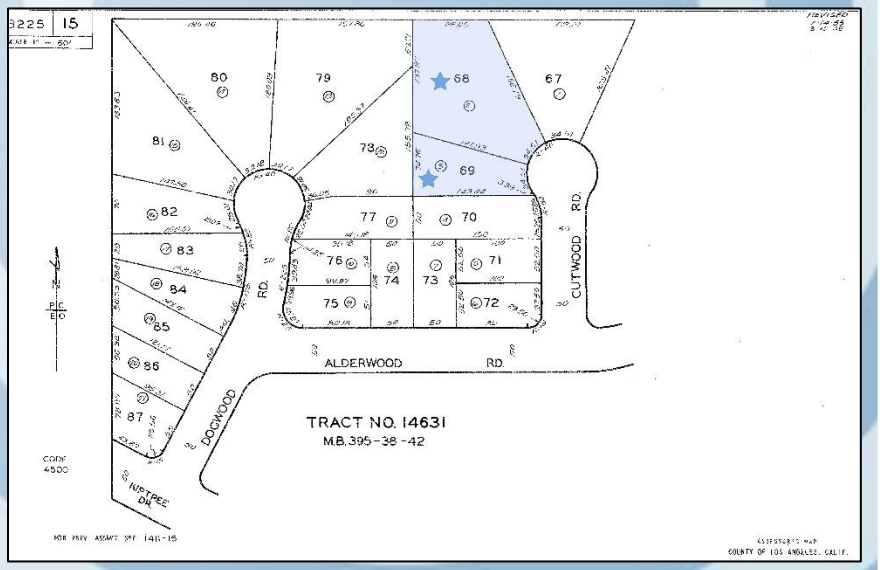








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