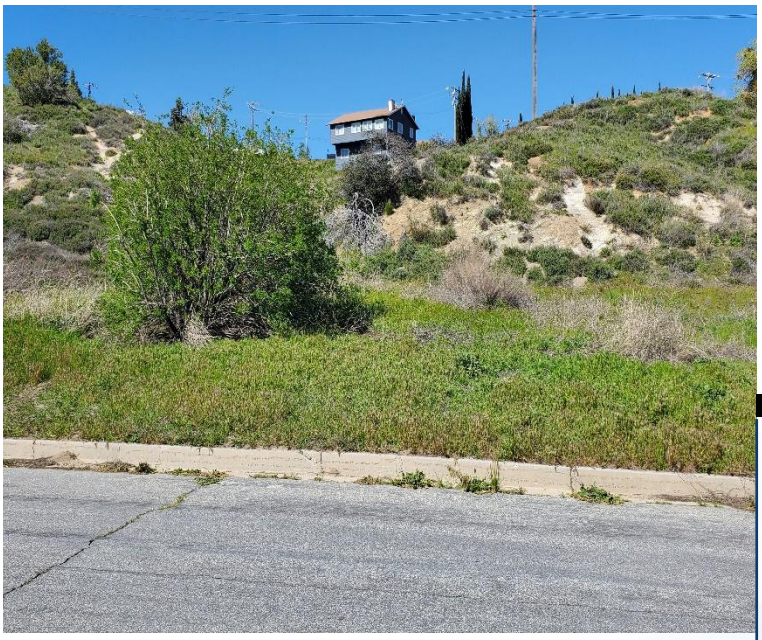
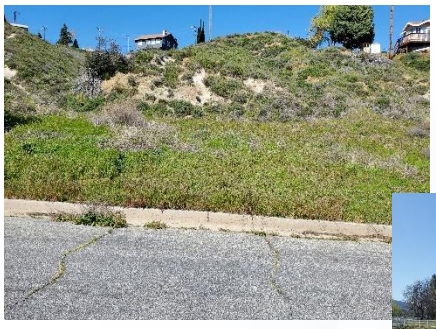
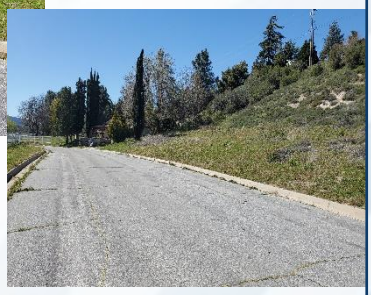






BIG VALLEY
REAL ESTATE

Beautiful View Parcels with Utilities Available!

Lake Elizabeth, California 93532

Two adjoining Lake Elizabeth lots being sold together overlooking the old Ranch Club and new OTG Ranch property. APN's 3225-037-003 & 004. Varied Topography with water available in the street and electric lines at the rear of parcel. Beautiful views of the hills, pastures and a pond across the street. A lovely place to build!

*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.

0.34 Acre combined ± Zoned R-1

- **MLS# 26003964**
- **APN# 3225-037-003 & 004**
- **Kiptree Drive**
- **$34,000**

Features

Zoning:	R-1
Lot SqFt:	15,000 combined
Bond Assessment:	Buyer to Verify; None
Electric:	On Property
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
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:	0.34 Acre combined ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks; Hillside/View
Water:	In Street; Mutual

Directions

From Elizabeth Lake Rd go west to Ranch Club Rd, go south to where it turns into Kiptree. (GPS, Parcel 003 = 34.655669, -118.387039 & Parcel 004 = 34.655613, -118.386886)

Karmen Mastin
Broker, Realtor®
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EQUAL HOUSING OPPORTUNITY

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

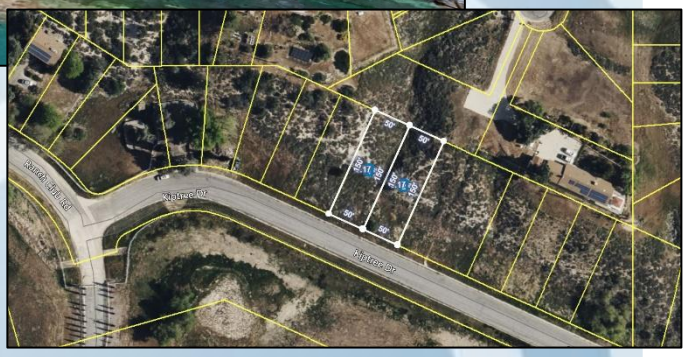
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Two Great Lake Elizabeth Building Lots, Package Priced!

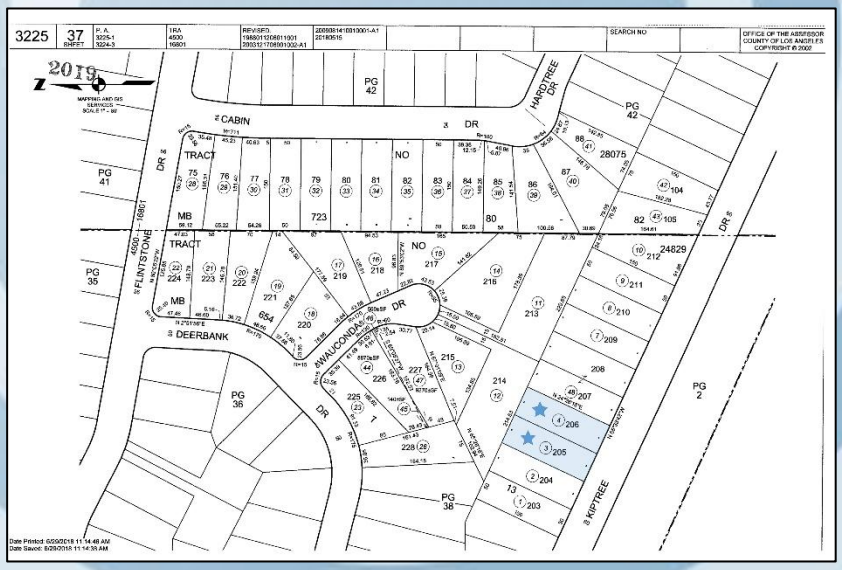








- **MLS# 26003964**
- **APN# 3225-037-003 & 004**
- **Kiptree Drive**
- **Lake Elizabeth, CA 93532**
- **0.34 Acre Combined ±**
- **$34,000**



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