

1.2 Acres in West Newhall, Amazing Views!

Newhall, California 91321

Breathtaking views can be yours from this 1.2-acre parcel located in the Atwood Addition of West Newhall, within the City of Santa Clarita. This exceptional future homesite, zoned UR1 (Urban Residential 1), adjoins the prestigious Belle Vista gated community. The hillside topography offers stunning valley vistas, ideal for a distinguished residence. Utilities are located nearby in the adjoining neighborhood, and though physical access remains undeveloped, it is mapped in the Record of Survey for the Atwood Addition. This parcel presents a fantastic opportunity for skilled architects, designers, civil engineers, or custom homebuilders to unlock its full potential and create a unique and remarkable homesite. Prospective buyers are encouraged to conduct due diligence with the City of Santa Clarita regarding all aspects of developing the access and the building site, particularly considering the presence of oak trees.

*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.

1.2 Acres± Zoned: Urban Residential 1 (UR1)

- **MLS# 26006249**
- **APN# 2829-027-030**
- **Vic. Everett Dr/Belle Vista Dr, Newhall**
- **$90,000**

Features

Zoning:	Urban Residential 1 (UR1)
Lot SqFt:	52,272
Bond Assessment:	Buyer to Verify
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Irregular
Road Frontage:	None - See Remarks
Sewer:	None - See Remarks
Survey:	None - See Remarks
Tract Map:	Record of Survey
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	1.2 Acres±
Road Surface:	None - See Remarks
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks; Hillside/View; Sloped
Water:	None - See Remarks

Directions

From Lyons Ave, go south on Everett Dr. to near where it merges with Vermont Dr., before you reach the Belle Vista gates. **Access is not developed; parcel sits behind the homes in the area of 24901-24917 Bella Vista Dr.** GPS: 34.371186, -118.551773

Karmen Mastin
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License ID #00988013

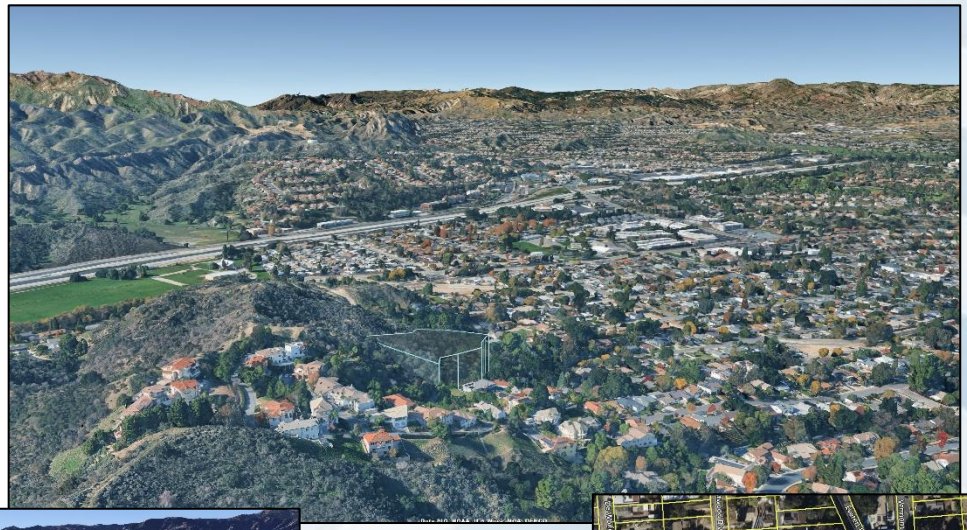
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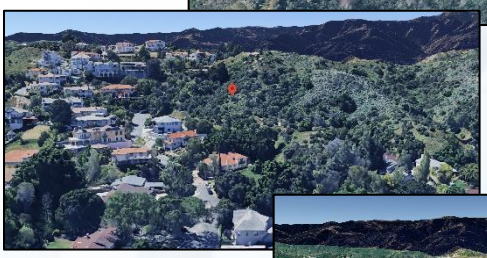
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All measurements are approximate. Prices and availability are subject to change without notice.

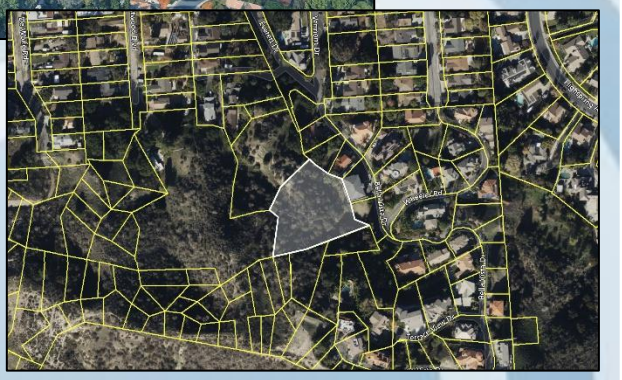
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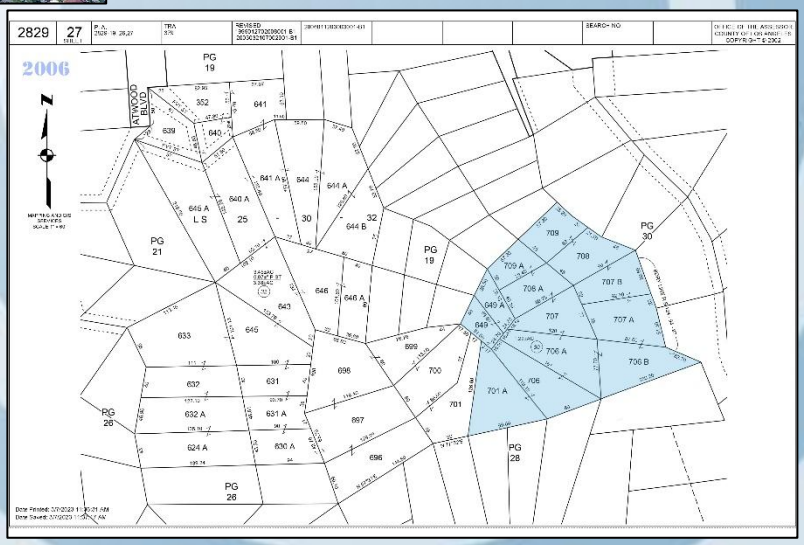
Large View Parcel in the Atwood Addition of West Newhall!











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EQUAL HOUSING OPPORTUNITY

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