





BIG VALLEY
REAL ESTATE

Two Adjoining Parcels with Lake Views!

Lake Elizabeth, California 93532

Rare opportunity! These two elevated parcels are being sold together, offering views of Lake Elizabeth. This appealing site is located in a quiet cul-de-sac, just off of Lake Elizabeth Road, with utilities readily available. It's an ideal setup for a small builder looking for convenient adjoining lots or for someone wanting to build their dream home with a little extra land to enjoy. Includes APNs 3224-008-008 & 009.

*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.

0.31 Acre combined ± Zoned R-1

- **MLS# 26007433**
- **APN# 3224-008-008 & 009**
- **Hungry Jack Rd**
- **$32,500**

Features

Zoning:	R-1
Lot SqFt:	13,298
Bond Assessment:	Buyer to Verify
Electric:	In Street
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Irregular
Road Frontage:	Public
Sewer:	None - See Remarks
Survey:	None - See Remarks
Tract Map:	Final Tract Map
Terms:	Cash
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	0.31 Acre combined ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks; Lake/Water View; Sloped

Directions

Elizabeth Lake Rd west to Hungry Jack Rd. GPS, Parcel 008: 34.668704, -118.393343 and Parcel 009: 34.668783, -118.393139

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EQUAL HOUSING OPPORTUNITY

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

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Ideal Small Builder Setup: Two Elevated Lots with Lake Views!

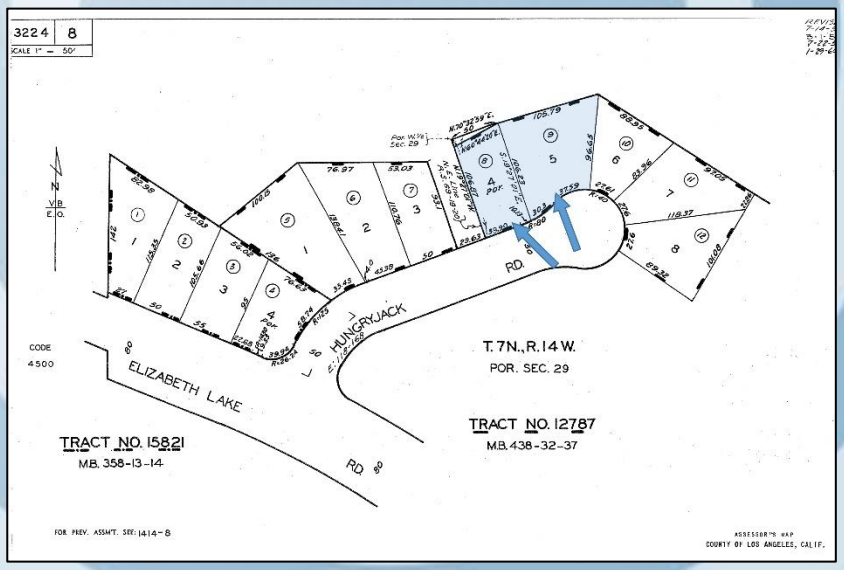








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