





BIG VALLEY
REAL ESTATE

# Two Adjoining Cul-de-Sac Lots Ready to Build!

## Lake Elizabeth, California 93532

Double the Opportunity! These two adjoining up-sloped parcels on Sunnydale Drive are ready for your custom design! Located in an attractive cul-de-sac just north of Elizabeth Lake Road, the site has electricity and water readily available. These larger parcels present a wonderful opportunity to create an elevated homesite, or two, to maximize the view. Includes APN's 3224-020-001 & 002.

*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.

0.39 Acre combined ± Zoned R-1

- **MLS# 26007435**
- **APN# 3224-020-001 & 002**
- **Sunnydale Dr Vicinity Peekaboo**
- **$28,000**

## Features

| | |
|---|---|
| **Zoning:** | R-1 |
| **Lot SqFt:** | 16,998 |
| **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:** | 0.39 Acre combined ± |
| **Road Surface:** | Paved |
| **Subord/Release:** | No Releases; No Subordinate |
| **Topography:** | Hillside/View; Sloped |
| **Water:** | In Street; Mutual |

## Directions

Elizabeth Lake Rd West to Peekaboo, to Sunnydale Dr GPS, Parcel 001: 34.666107, -118.387298, Parcel 002: 34.666058, -118.387096


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EQUAL HOUSING OPPORTUNITY

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

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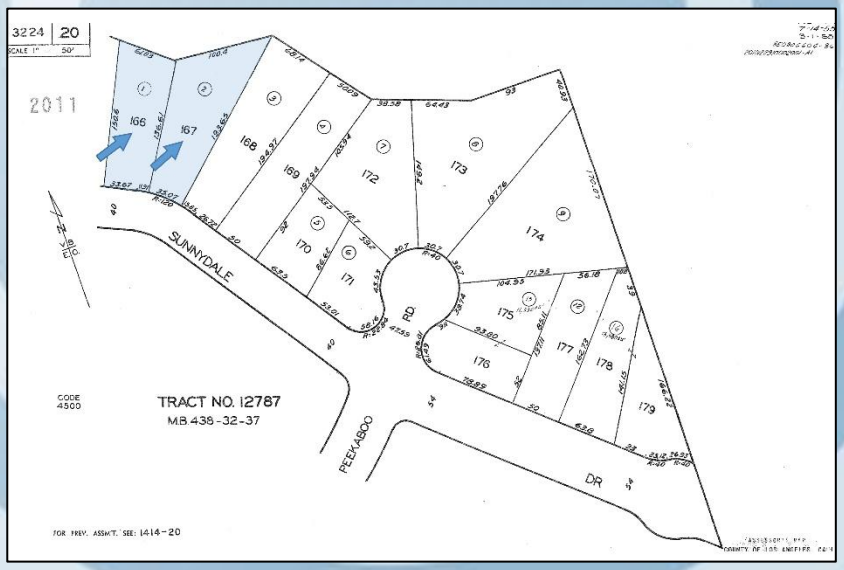
# Builder Ready: Adjoining View Lots on Sunnydale Drive!










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