





Peaceful Mountain Escape in Alpine Forest Park!

Tehachapi, California 93561

Enjoy the serene beauty of the Tehachapi Mountains with this gorgeous 3.11-acre parcel in the Alpine Forest Park community. Surrounded by a lush canopy of native oaks and pines, this forested parcel provides privacy, abundant vegetation, and regular visits from local wildlife. Convenience meets wilderness with paved street frontage and electricity available along the street. The property features varied, sloping to hillside topography, with a seasonal watercourse along the street frontage and an elevation range spanning from approximately 5080 to 5285 feet, offering an opportunity for amazing views from the higher elevation. Located within Tract 3427, this property enjoys the standards of the private Alpine Forest Park POA (±$500 annual dues and CC&Rs apply). Buyers are advised to consult Kern County regarding Wildfire, Defensible Space, and Oak Tree Management guidelines.

*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.

3.11 Acres ± Zoned E(2.5)

- **MLS# 26007663**
- **APN# 325-041-06**
- **Saint Moritz Drive**
- **$18,000**

Features

Zoning:	E 2.5
Lot SqFt:	135,471.6
HOA:	Yes
Bond Assessment:	Buyer to Verify
Electric:	In Street
Flood Zone:	Buyer to Verify; Nat Wtr Crse on Site; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Irregular
Road Frontage:	Private
Sewer:	None - See Remarks
Survey:	None - See Remarks
Tract Map:	Final Tract Map
Bond Assessment:	Buyer to Verify
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	3.11 Acres ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks; Hillside/View; Sloped
Water:	None - See Remarks

Directions

From Highline Rd, west to Banducci Rd, south to Arosa Rd, west on Lemans Dr, west on Alps and South on St Moritz (GPS 35.077544, -118.525175)

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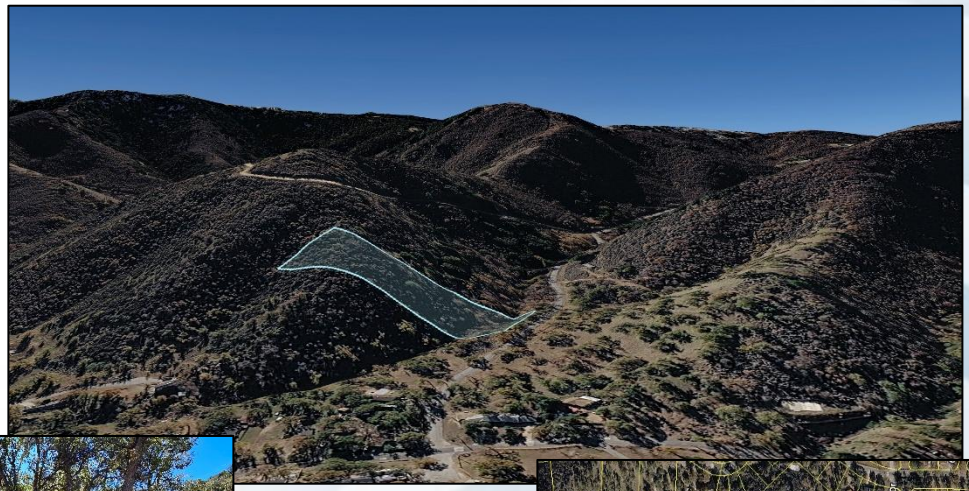
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All measurements are approximate. Prices and availability are subject to change without notice.

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Wilderness Meets Convenience:

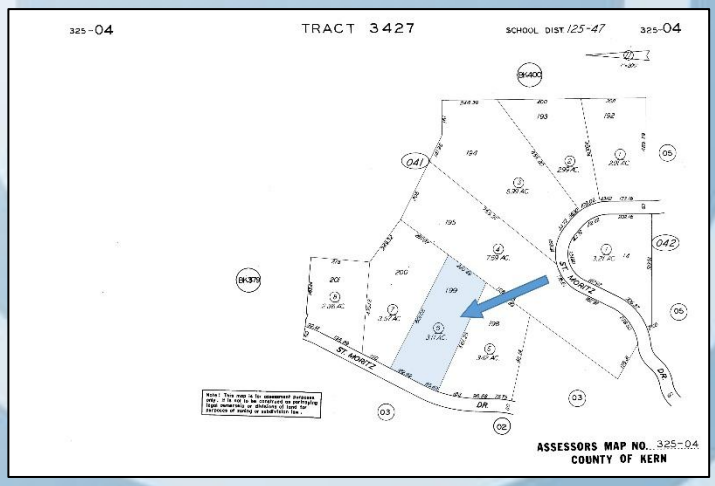
3.11 Acres with Paved Street Access and Power Available!











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