



KOREK LAND COMPANY, INC.

**PRIVATE RETREAT
/ ESTATE RANCH**

69± LAKE VIEW ACRES
CASTAIC AREA
(COUNTY OF LOS ANGELES, CA)

LOCATION: Located off of Ridge Route Road at Grasshopper Fire Road, north of the **NorthLake Specific Planned Community**. From I-5 North exit Parker Road turn right. Parker Road veers north and turns into Ridge Route Road. Grasshopper Fire Road is about 6 miles from the town of Castaic. Or exit Templin Highway from I-5, go east to Ridge Route Road. Site is less than 2 miles from the Templin exit.

APN/SIZE: 3247-010-011 = 29± acres 3247-010-048 = 40± acres.

TOPO: Rolling to hilly.

ZONE: A-2-2 (Agricultural 2 acre minimum lot size). General Plan/Santa Clarita Area Plan: RL10 (Rural Living 10 – 1 unit per 10 acres). **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Electric and phone are adjacent; water and sewer to be determined.

MISC: Castaic Lake is less than 1 mile east of the subject; the City of Santa Clarita is approximately 12 miles to the south; and downtown Los Angeles is about 40 miles to the south. Incredible lake/mountain views to the east and National Forest to the north this is an excellent private retreat / estate ranch location or a great investor/developer opportunity. **THIS IS A MUST SEE!**

PRICE: Asking \$450,000 – Motivated Seller – All offers will be considered!

CONTACT: Deanne Boublis CalDRE 00970999 at deanne.boublis@korekland.com or (818) 787-3077 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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