

REDUCED  
PRICE



RECORDED  
LOTS

**137 SFD LOTS**  
**CITY IN THE HILLS, BAKERSFIELD, CA**

- LOCATION:** The “City in the Hills” master-plan is one of the finest communities in the central valley! The subdivision is bound by Panorama Dr., Masterson Dr., and City Hills Dr. in northeast Bakersfield, CA 93306.
- PROPERTY:** 137 SFD are in Recorded Tract Map 6498 with 50’ wide and 60’ wide lots to accommodate two housing products. Good sites exist for a new model complex (s). The property includes Lots 16-31; 41-64; 125-213; and 218-225 of Tract 6498 Ph 2. The Property is adjacent to the Phase 1 project.
- CONDITION:** The 137 lots are partially rough graded with underground utilities to the site. The property is part of a special assessment district. A separate HOA will be established. Any tax or assessment delinquencies will be cleared at the closing.
- ZONE:** R-1 Single Family Residential. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER’S INTENDED USE.**
- MARKET:** The market has improved over the past 18 months. Job growth in Bakersfield is climbing. Home sales this year have been as high as the \$300,000s.
- PRICE:** **REDUCED TO \$1,507,000. Motivated Seller – Make an offer!**
- CONTACT:** Larry Lynch (CalBRE 01180573) at (800) 370-5263 or larry.lynch@korekland.com for additional information.

**DISCLAIMER NOTICE TO BUYER:** The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer should have the experts of their choice inspect the property and verify all information. Real estate brokers are 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.

**KOREK LAND COMPANY, INC.**

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