

**PRICE
REDUCTION!**



**APPROVED
ACTIVE
ADULT**

239 SFD LOTS
CITY IN THE HILLS, BAKERSFIELD, CA

- LOCATION:** In the prestigious City in the Hills master-planned community; at Masterson Drive, between Panorama Dr. and Paladino Dr. (northeast Bakersfield), CA 93306.
- APN/SIZE:** #531-012-02 & 03 – about 50 acres.
- CONDITION:** The graded site is the last phase of an existing project; it has perimeter walls except on the east side. Streets are in and utilities are underground to the property. Vesting Tentative Tract Map 6444 was approved as an Active Adult age-restricted subdivision for 239 lots, generally with 3 lot sizes: 45', 60' and 70' wide. Delinquencies are to be cleared at the Closing. Buyer to verify current entitlements.
- PLANS:** The property was approved for 239 lot age-restricted (55+) Active Adult community with 3 single story product types and 3 floor-plans each, ranging from 1,444 to 1,556 SF; 1,900 to 2,102 SF; and 2,472 to 2,748 SF. At a minimum, a revised-site plan is needed. The project HOA would stand alone. The project is in a special assessment district.
- ZONING:** R-1 Single Family Residential Active Adult. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**
- PRICE:** **REDUCED TO \$10,990/LOT. Motivated Seller - Make an offer!**
- CONTACT:** Larry Lynch (CA BRE #01180573) for more information: (800) 370-5263 or larry.lynch@korekland.com.

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.

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