



**KOREK LAND COMPANY, INC.**



**96 FINISHED LOTS**  
**VISTA DEL SOL ESTATES**  
**APPLE VALLEY, CA**

**LOCATION:** Off of Choco Road, north of Corwin Road in the Town of Apple Valley 92307. From I-15 exit D Street/Hwy 18 E (Happy Trails Hwy), go east to Corwin Road, turn left. Take Corwin Road for approximately 1.75 miles to Choco Road, turn left. The entrance will be on the left in approximately .75 of a mile (see maps).

**APN's/SIZE:** See list of APN's and individual lot sizes. Average lot size is 21,800 SF.

**PLANS:** Tract Map #14514-1 was recorded for 126 half acre lots and Development Permit DP 2006-039 was approved in 2006. Thirty (30) homes were built and sold in 2007/08. The Development Permit for the remaining 96 lots (this offering) was amended in 2010 to include five (5) floor plans ranging in size from 2,311 to 3,186 square feet of living area.

**BUYER TO VERIFY DEVELOPMENT / APPROVAL STATUS FOR BUYER'S INTENDED USE.**

**CONDITION:** All 96 lots are basically finished, some minor "touch-up" grading and work (i.e. street trees) may be necessary. Block walls surround the perimeter of the property, beautiful drought-tolerant landscaping is installed along Choco Road and at both entrances. No CFD and no Bonds to replace!

**UTILITIES:** Utilities are to each lot, connection fees are unpaid.

**MISC:** These lots are located in the upper Desert Knolls area and are part of the gated Vista Del Sol Estates subdivision. This is a highly desirable area of Apple Valley with ranch style and desert oasis themed homes on large lots. Sales and active listings in this subdivision are averaging just over 3,400 SF in size with prices in the low to mid \$400's.

**PRICE:** Asking \$7,200,000 (\$75,000/lot) – all or part available, call for details.

**CONTACT:** Deanne Boublis - CalDRE #00970999 at [deanne.boublis@korekland.com](mailto: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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