



KOREK LAND COMPANY, INC.

RECORDED MAP

2019/20 Closings!

133 RECORDED-SFD LOTS
LAKE ELSINORE

- LOCATION:** Unincorporated County of Riverside, adjacent to the City of Lake Elsinore and Hwy 74, just south of Grand Avenue. The site is truly unique with sensational lake and night light views. Home buyers may commute to Orange County, Corona & Central Riverside, Temecula and San Diego. The new high school is nearby.
- SIZE:/APN** 133 SFD residential lots recorded in final Tract Map 22626 & 22626-1. The lots are ~60' and 70'; wide; ~7,000+ SF lots. The lots are in APN book 386, pages 191 to 203 & 210; our full package has copies of both Tract maps and a preliminary list of APNs. **Note:** APN 386-210-014 (4.7 ac.) and 386-120-037 (9.35 ac.) are not part of this sale.
- TOPO:** Modest-balanced-grading job at less than 200,000 C.Y. per grading plan (see full package).
- PLANS:** Our full package has the Street Improvement and the Elsinore Valley MWD Plans
- BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**
- IMPROVEMENTS:** All the utilities are available in the area. The land development and fees are estimated ~ \$81,000 per lot.
- POTENTIAL** **Models, production and house closings in 2019/20.** The lots should allow homes with attached granny/rental-units pursuant to AB 2299. Two housing products are also feasible.
- PRICE:** Reduced price of \$51,000 per lot! Call to discuss. **Make an Offer!**
- CONTACT:** Larry D. Lynch (CalDRE #01180573) at larry.lynch@korekland.com or (818) 787-3077.

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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