



KOREK LAND COMPANY, INC.

MAJOR PRICE REDUCTION!

3 SEMI-FINISHED VIEW LOTS
SAND CANYON AREA, CITY OF SANTA CLARITA, CA

LOCATION: On Millstream Drive, east of Sand Canyon Road in the City of Santa Clarita 91387. From Highway 14, exit Sand Canyon Road, go south for approximately 3.1 miles to Beaver Run Road; turn left then turn left on Millstream Drive. The subject lots are at the end of the cul-de-sac (see maps for details).

APN's/SIZE: 2848-005-041 = 87,834± SF 2848-005-042 = 91,178± SF 2848-005-043 = 43,993± SF

CONDITION: All 3 lots appear to be in a semi-finished condition with previously graded pads and utilities, pad sizes are unknown. The lots sit above the existing homes on Millstream and Beaver Run providing an incredible 180° view and privacy. **BUYER TO VERIFY STATUS FOR BUYER'S INTENDED USE.**

UTILITIES: Utilities are at the street. Sewer – septic.

MISC: The community of Sand Canyon is made up of large, estate size homes on 1 to 5 acre lots - some with an equestrian character. Nearby amenities include the 400-acre Sand Canyon Country Club (formerly Robinson Ranch); the Placerita Canyon Nature Center; dedicated open space and horse/hiking trails; and the Angeles National Forest.

PLANNED: There are three significant planned and in process development projects in the area:

Vista Canyon: Located west of Sand Canyon Road at the end of Lost Canyon Road, this project is currently under construction. The plan includes 800,000 SF office commercial/retail; 1,100 residential units; a Metrolink Station; open space and trails along the Santa Clara River.

Sand Canyon Plaza: Located at the NEC of Soledad Canyon and Sand Canyon Roads, this 87.5 acre project is approved for 55,600 SF of restaurant/retail space; assisted living; and 580 residential units.

Sand Canyon Country Club: There are extensive plans for a new Sand Canyon Resort & Spa which include a 308 room hotel & villas; 25,000 SF spa; ball/meeting rooms; 4 restaurants; 9-hole executive course; tennis courts; and swimming pools.

PRICE: **REDUCED TO \$950,000!** Asking \$1,150,000. Seller is open to offers.

CONTACT: Deanne Boublis - CalDRE #00970999 at deanne.boublis@korekland.com or (661) 755-5420 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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