



KOREK LAND COMPANY, INC.

**MAJOR PRICE
REDUCTION!**

26+ ACRES
HIDDEN HILLS/CALABASAS
(UNINCORPORATED LOS ANGELES COUNTY)

LOCATION: Located north of Hwy 101, between two multi-million-dollar prestigious-gated communities, complete with Hollywood-stars. Beautiful mountain, coastal-valley and night-light “motion picture” views. The Property address is 25201 Mureau Road and backs up to the exclusive-gated Hidden Hills community (91302); million-dollar homes are being torn down and new mansions constructed.

APN/SIZE: 2049-044-001 is ~26.5 acres.

TOPO Rolling to hilly with a nice large pad at the higher elevation.

ZONE: Los Angeles County zoning is A-2-5. Buyer may elect to remain in the County or may choose to annex to adjacent City of Calabasas. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER’S INTENDED USE.**

UTILITIES: All available in the area.

MISC: One of very few remaining development parcels; a true “diamond in the rough” including prestige, security and privacy. This Property is ideal for a luxurious private-guard-gate-estate, family compound or exclusive-private-enclave-community; wine-grape vineyards have been planted in the area. Exquisite homes in the area are over 9,000 SF with every imaginable amenity. You may achieve an exclusive-prestigious address in a convenient and proven location close to employment, shopping and entertainment.

PRICE: Asking price reduced to \$3,100,000. We are delighted to provide you with any assistance in making an offer!

CONTACT: Larry D. Lynch, CalDRE 01180573, larry.lynch@korekland.com or cell (310) 919-7803 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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992