



KOREK LAND COMPANY, INC.

**ADJACENT TO THE CITY
OF SANTA CLARITA!**

34 TENTATIVELY MAPPED LOTS
CANYON COUNTRY AREA
(COUNTY OF LOS ANGELES)

LOCATION: Located at the terminus of Wistaria Valley Road in the Canyon Country area of the Santa Clarita Valley, County of Los Angeles 91387. From Soledad Canyon Road, go north on Poppy Meadow Street to Wistaria Valley Road (approximately 1.5 miles) turn left, subject is at the end of Wistaria Valley Road.

APN's/SIZE: 2854-004-017 = 40.79± acres 2854-004-018 = 40.93± acres **TOPO:** Level to sloping.

ZONE: R-1: Single-Family Residence 5,000 SF minimum lot. **GENERAL PLAN:** H2: Residential (0-2 du/net ac.). Subject is approved as [TTM 060359](#) for 34 single family lots, 3 open space lots, 3 manufactured slope lots, 2 debris basin lots and 1 private park lot. [Click here for Case Downloads](#). Map is valid through February 2023 ([Extension Letter](#)). **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

POTENTIAL: The subject property can be purchased/sold in various states of entitlements:
1.) "AS-IS" with currently approved TTM;
2.) Subject to Buyer obtaining final map approval;
3.) Subject to Buyer re-entitling under new zoning criteria and/or annexation into the City.

UTILITIES: Water – SCV Water; Sewer – Santa Clarita Valley Sanitation District; Gas – Southern California Gas Company; Electric – Southern California Edison Company. **BUYER TO VERIFY AVAILABILITY AND CAPACITY FOR BUYER'S INTENDED USE.**

AREA: The Santa Clarita Valley has several new housing and mixed use projects on-line. New home prices range from the \$600,000's to over \$1 Million. Located in northern Los Angeles County, the City of Santa Clarita was named Most Business-Friendly City in 2016 (LAEDC) and it has been rated by CNN/Money Magazine as the "best place to live in California" as well as one of the top 25 places to live in the United States.

PRICE: Asking \$865,000. Seller may provide terms and/or a longer escrow to accommodate Buyer's entitlement process.

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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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