



KOREK LAND COMPANY, INC.

MAKE AN OFFER!

37± ACRES
CANYON COUNTRY AREA
CITY OF SANTA CLARITA

LOCATION: On Eaglecrest Avenue at the terminus of Oakmoor and Delight Streets in the Canyon Country area of the City of Santa Clarita 91351. From Highway 14 exit Via Princessa, go west to Whites Canyon Road; turn right. Go north on Whites Canyon Road to Nadal Street; turn right. Turn right on Bernina Avenue then turn left on Oakmoor Street. The north end of the subject starts at the terminus of Oakmoor Street at Eaglecrest Avenue (see maps).

APN/SIZE: 2802-003-022 = 37.6± acres

GENERAL PLAN /

ZONING: UR1 (Urban Residential 1). Maximum Density: 2 units per gross acre. Potential for a clustered development. Click here for specifics: [Clustering](#)

BUYER TO VERIFY ZONING AND LAND USE FOR BUYER'S INTENDED USE.

TOPO: Flat to rolling to hilly with a ridgeline running from the south center to the northeast. The subject sits above the neighboring residential homes providing for tremendous valley views.

UTILITIES: In the area.

MISC: Development opportunity located in the center of Canyon Country, walking distance to Leona Cox Elementary, Sierra Vista Jr High and Canyon High Schools. Pardee Homes' Skyline Ranch project, which is currently under construction, abuts the property at the north end. ***Additional acreage to the northwest is available, call for details.***

PRICE: Asking \$850,000. The Sellers are open to all 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.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992