



KOREK LAND COMPANY, INC.

***SPECTACULAR
PANORAMIC VIEWS!***

6± ACRES
LAKE MATHEWS AREA
COUNTY OF RIVERSIDE, CA

LOCATION: Blackburn Road, west of Vista del Lago Drive, north of El Sobrante Road in the Lake Mathews area of Riverside County, 92503. Conveniently located between the 91, I-15 and I-215 freeways and minutes from restaurants, shopping, downtown Riverside, Lake Mathews and the California Citrus State Historic Park.

APN/SIZE: 270-080-019 = .05± acres 270-080-020 = .95± acres 270-080-021 = 4.95± acres

TOPO: Rolling with tremendous Lake Mathews and city views!

ZONE: A-1-10 (Light Agriculture). **GENERAL PLAN:** RC-EDR = Rural Community – Estate Density Residential. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. [Click here](#) for Parcel Report.

BUYER TO VERIFY ZONING AND GENERAL PLAN FOR BUYER'S INTENDED USE.

UTILITIES: Western Municipal Water District – Division 2 (951) 571-7100.

BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: Potential for a lot-line-adjustment for 3-two acre lots or build an incredible home on a rural, estate sized lot with plenty of room for toys, animals of all kinds, an orchard, workshop(s) and more!

PRICE: **REDUCED TO \$376,000!** Asking \$450,000.

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

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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