



KOREK LAND COMPANY, INC.

**Finished & Gated
Estate Lots**

Two, Beautiful One Acre Estate Residential Lots
Rancho Mirage, CA

LOCATION: Ideally located in the heart of the Coachella Valley at 1 and 2 Lemay Court, Rancho Mirage, CA 92270. The lots are on the west side of Vista Del Sol between Country Club Drive (use Country Club Drive for access) and Frank Sinatra Drive. Near the Eisenhower Medical Center, Sunnylands, minutes away from El Paseo Drive in Palm Desert, the new Aqua Caliente Casino/Hotel and golf courses galore! Easy I-10 access.

APN/SIZE: APN 685-320-040 (lot 1) & 041 (lot 2). ~ 1 acre level lots.

PROPERTY: Finished lots ready to build on for builder, investor or your own dream home. Improvements include perimeter wall, landscaping, curb, gutter and all utilities. Spectacular Santa Rosa Mountain view including winter snow caps.

ZONE: For estate residential lots and ADU. **BUYER TO VERIFY THAT ZONING AND UTILITIES WILL SATISFY BUYER'S REQUIREMENTS.**

UTILITIES: All utilities stubbed to the lots.

PRICE: Asking \$830,000 per lot.

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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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