



**KOREK LAND COMPANY, INC.**

**INFILL LOCATION**

**2.19± ACRES / 5 PARCELS – SFR RESIDENTIAL**  
**CITY OF SANTA CLARITA, CA**

**LOCATION:** On Hillfield Lane and Sierra Hill Street, northwest of Sierra Highway in the City of Santa Clarita, CA 91351. From Soledad Canyon Road, go north on Sierra Hwy, turn left on Hillfield Lane to view parcel 008 or go to Sierra Cross Avenue, turn left then turn left on Sierra Hill Street to view parcels 020, 021, 022 and 023.

**APN's/SIZE:** 2839-017-008 = .92 acres      2839-017-020 = .17 acres      2839-017-021 = .2 acres  
2839-017-022 = .43 acres      2839-017-023 = .47 acres      **TOTAL = 2.19± ACRES**

**TOPO:** Flat to rolling to hilly.

**ZONE/GP:** UR2 (Urban Residential 2 – 5 dwelling units per acre). This zone is intended for detached single-family subdivisions containing the City's standard 7,000 square foot minimum lot size (at a maximum of six dwelling units per acre).

**BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** In the area.

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

**MISC:** Unique opportunity, cul-de-sac location. Build homes on large lots - room for toys, workshops or ADU!

**PRICE:** Asking \$590,000 – Seller is open to offers!

**CONTACT:** Deanne Boublis (CalDRE 00970999) [deanne.boublis@korekland.com](mailto: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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