

# 4.5 ACRE RESIDENTIAL ESTATE LOT

VISTA SANTA ROSA, CA

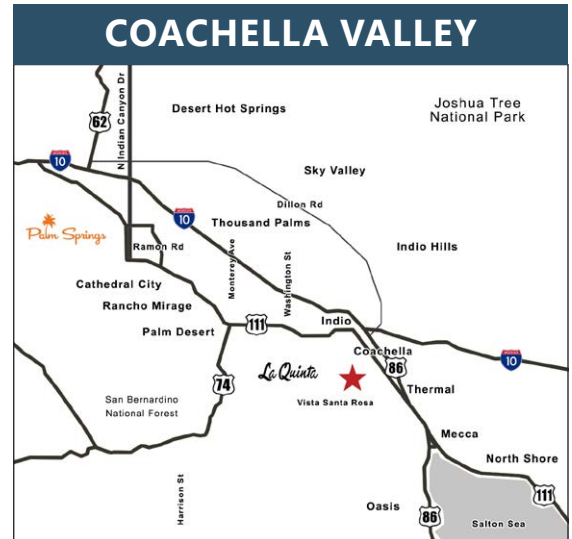


**E MONROE ST & N 58TH AVE, VISTA SANTA ROSA, CA**

## FEATURES

- Well located with breathtaking views of the Santa Rosa Mountains
- Wonderful open country atmosphere, but close to all conveniences
- Across from Piazza Serena
- Just three miles from the acclaimed HITS Horseshow
- In an area of many equestrian estates and high-end country clubs, such as Madison Club, Andalusia Country Club, PGA West, The Palms, Hideaway, and many more!

**PRICE: \$750,000**



**VICINITY MAP**



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# 4.5 ACRE RESIDENTIAL ESTATE LOT

## SOILS MAP AND SITE AMENITIES

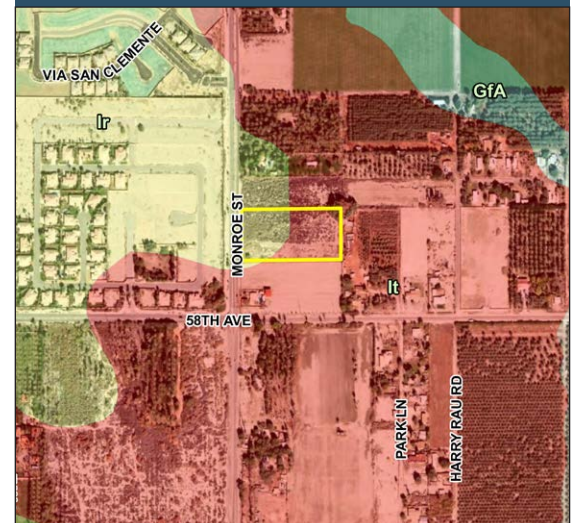


**Directions:** From Interstate 10 traveling east, exit on Monroe St. south, travel 7.5 miles to site. Property is on your left side (east of Monroe St.) just before Avenue 58. Property is adjacent to address 57636 Monroe St., La Quinta.

### SITE AMENITIES

- **Location:** The property is located on the East side of Monroe St, just north of Ave 58 in the sphere of influence of La Quinta, CA
- **Zoning:** A-1-20 (Light Agriculture, 20-ac min. lot size)
- **General Plan:** Agriculture
- **APN:** 764-130-010
- **Parcel Size (According to County Assessor's Information):** 4.5 AC (196,020 SF)
- **Utilities:**  
 Electric: Monroe St  
 Domestic Water: 18" line on Monroe, ends 1,200' north of site  
 Sewer: 21" line on Monroe St.
- **Current Use:** Vacant Land
- **Opportunity Zone:** Yes
- **Terms:** Cash
- **Comments:** Build your own private estate close to shopping, restaurants, and golf in the immediate path of growth. In the sphere of influence of the City of La Quinta. Close proximity to Andalusia Country Club, The Palms Country Club, PGA West and Madison Club

### SOILS MAP



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.