

# 7.74 ACRES DILLON ROAD

17 MILES FROM DOWNTOWN PALM SPRINGS

**PRICE  
REDUCED**



**SITE**

**WEST DECEPTION CANYON  
CONSERVATION AREA**

**NWC DILLON RD./SKY RIDGE RD. (UNIMPROVED), SKY VALLEY, CA**

## FEATURES

- Desirable parcel at the base of Joshua Hills National Park
- Ideal for Ranch Home with spectacular views
- Zoned for Horses
- Water & Electric to Site
- Sky Valley is trending and becoming well known for it's abundance of therapeutic mineral water
- Escape to nature, just 17 miles from downtown Palm Springs

**ASKING PRICE: \$175,000 (\$22,610/AC)**

*Reduced From \$199,000*

## COACHELLA VALLEY



## VICINITY MAP



**PAULA TURNER**  
DRE #00702492  
paula@dppllc.com  
Direct: 760.766.0511  
Cell: 760.578.6564



**REBECCA RAMIREZ**  
DRE #02050799  
rebecca@dppllc.com  
Direct: 760.766.0517



**SELENE ALONSO**  
DRE #01483049  
selene@dppllc.com  
Direct: 760.766-0513

# 7.74 AC DILLON ROAD, SKY VALLEY

## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** The property is located NWC Dillon Rd./Sky Ridge Rd., Sky Valley, CA.
- **Zoning:** [Click here to view R-1-1 1/4 Zone \(One Family Dwelling\)](#)
- **General Plan:** [Click here to view Rural Residential, 5 acre Minimum Parcels](#)
- **APN:** 645-310-016
- **Parcel Size (According to County Assessor's Information):** 7.74 AC
- **Utilities:** Electric on Dillon Rd.;  
8" domestic water line on Sky Ridge & on the property.
- **Topography:** Flat
- **Multi-Species:** No, but adjacent to conservation area.
- **Terms:** Cash or Owner will carry with 60% down
- **Comments:** Escape to the beautiful desert mountains. Less than 5 miles from the City of Desert Hot Springs and 17 miles to Palm Springs. Sky Valley is known for its famous hot water that makes this region a favorite wintering spot of snowbirds and others seeking the therapeutic benefits of hot mineral water.



760.766.7000 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 78100 Main Street, Suite 206, La Quinta, CA 92253

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.