

Stone Ridge Drive

Truckee, CA
Land For Sale

AREAS
ADVISORS REAL ESTATE ASSET SERVICES

CPNV



High Demand Townhome Project
READY TO BUILD!

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Stone Ridge

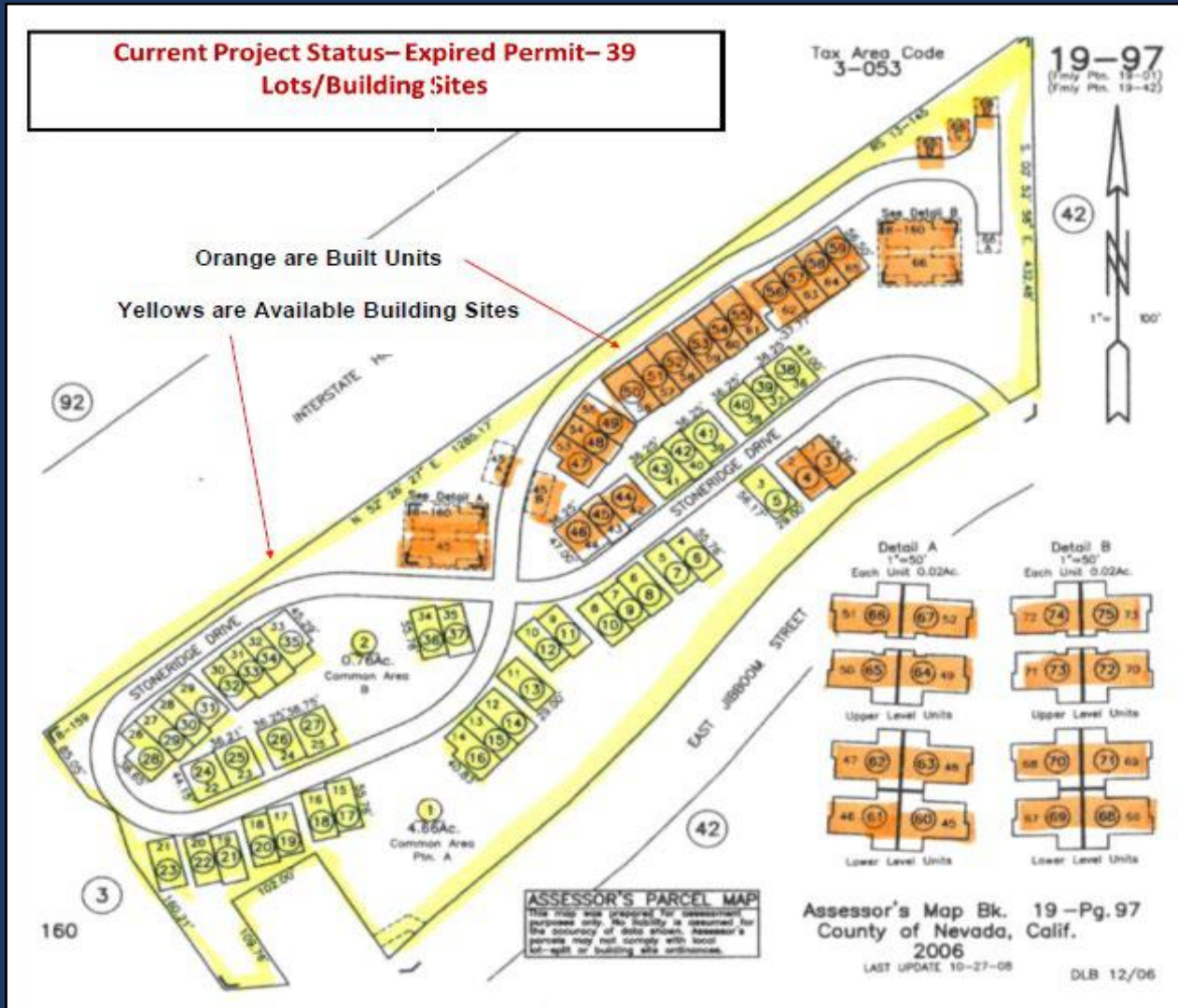
Property Overview

Price:	\$3,900,000 BRING OFFER! Possible Seller carry-back
Property:	Townhome Residential High demand product
Location:	10153-10318 Stone Ridge Road, Truckee, California 96161
Neighborhood:	Excellent location that is walking distance to downtown Truckee.
County:	Nevada
Lots:	39 buildable lots (All other units have been built)
APN:	019-970-005 thru -043
Utilities:	All utilities are underground and have been brought to building lots/ sites



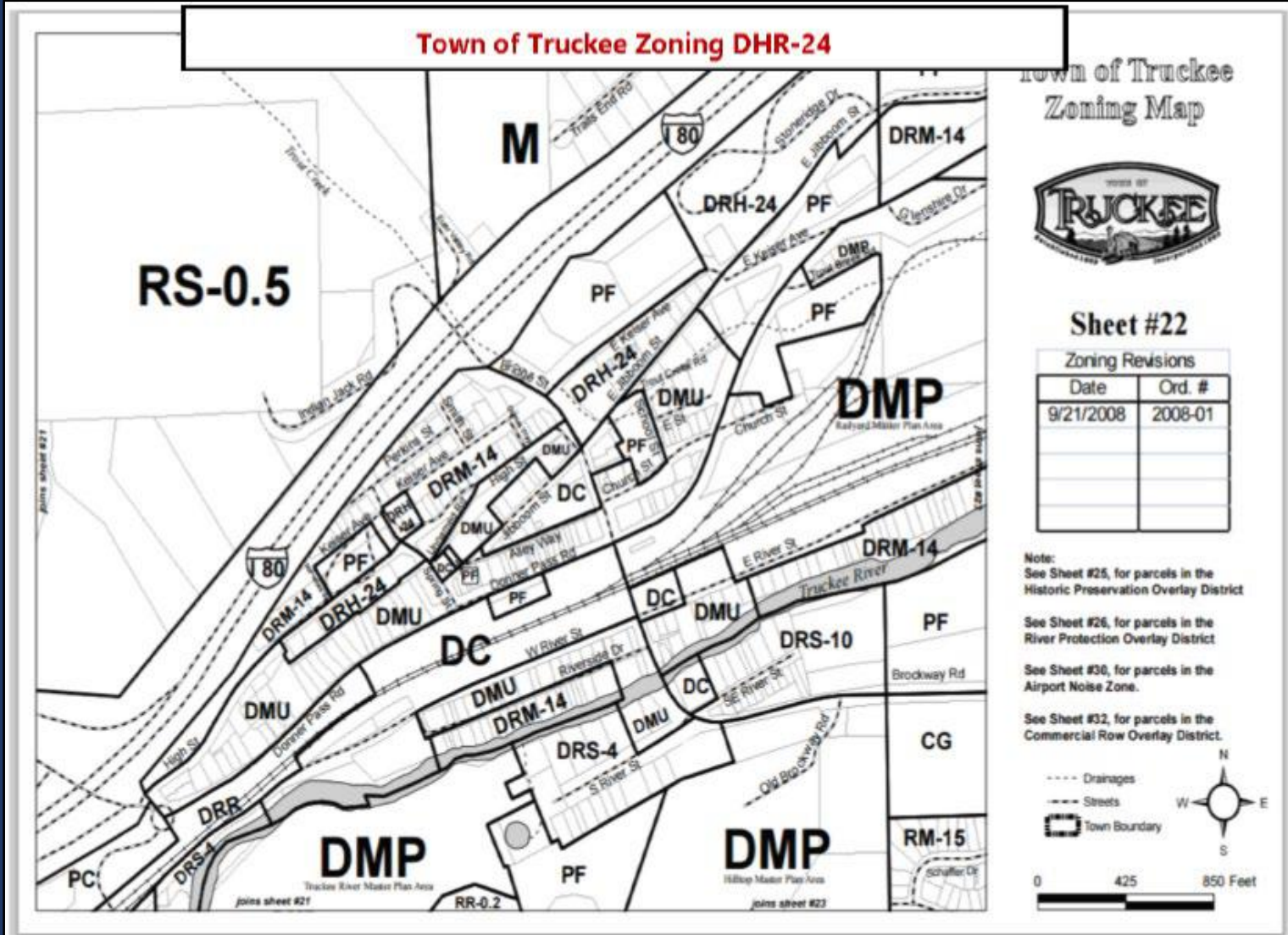
Stone Ridge

Property Overview



- Multiple parcel development once approved with 72 units. Leaving 39 developable townhome lots.
- All roads and subdivision infrastructure have been installed.
- Offers a streamlined development process through the Town of Truckee to reinstate permit.
- 6 units have been submitted for initial permit review with the Town of Truckee, with the goal of the buyer being able to close and pull permits on these 6 units and commence construction during the 2024 building window.
- Title 24 has been updated for the existing Triplex plan.

Stone Ridge Property Zoning



Stone Ridge

Property Ariels



Stone Ridge

Existing Units



Stone Ridge

Nevada County APNs

019-970-005-000 (Lot 3)	019-970-025-000 (Lot 23)
019-970-006-000 (Lot 4)	019-970-026-000 (Lot 24)
019-970-007-000 (Lot 5)	019-970-027-000 (Lot 25)
019-970-008-000 (Lot 6)	019-970-028-000 (Lot 26)
019-970-009-000 (Lot 7)	019-970-029-000 (Lot 27)
019-970-010-000 (Lot 8)	019-970-030-000 (Lot 28)
019-970-011-000 (Lot 9)	019-970-031-000 (Lot 29)
019-970-012-000 (Lot 10)	019-970-032-000 (Lot 30)
019-970-013-000 (Lot 11)	019-970-033-000 (Lot 31)
019-970-014-000 (Lot 12)	019-970-034-000 (Lot 32)
019-970-015-000 (Lot 13)	019-970-035-000 (Lot 33)
019-970-016-000 (Lot 14)	019-970-036-000 (Lot 34)
019-970-017-000 (Lot 15)	019-970-037-000 (Lot 35)
019-970-018-000 (Lot 16)	019-970-038-000 (Lot 36)
019-970-019-000 (Lot 17)	019-970-039-000 (Lot 37)
019-970-020-000 (Lot 18)	019-970-040-000 (Lot 38)
019-970-021-000 (Lot 19)	019-970-041-000 (Lot 39)
019-970-022-000 (Lot 20)	019-970-042-000 (Lot 40)
019-970-023-000 (Lot 21)	019-970-043-000 (Lot 41)
019-970-024-000 (Lot 22)	