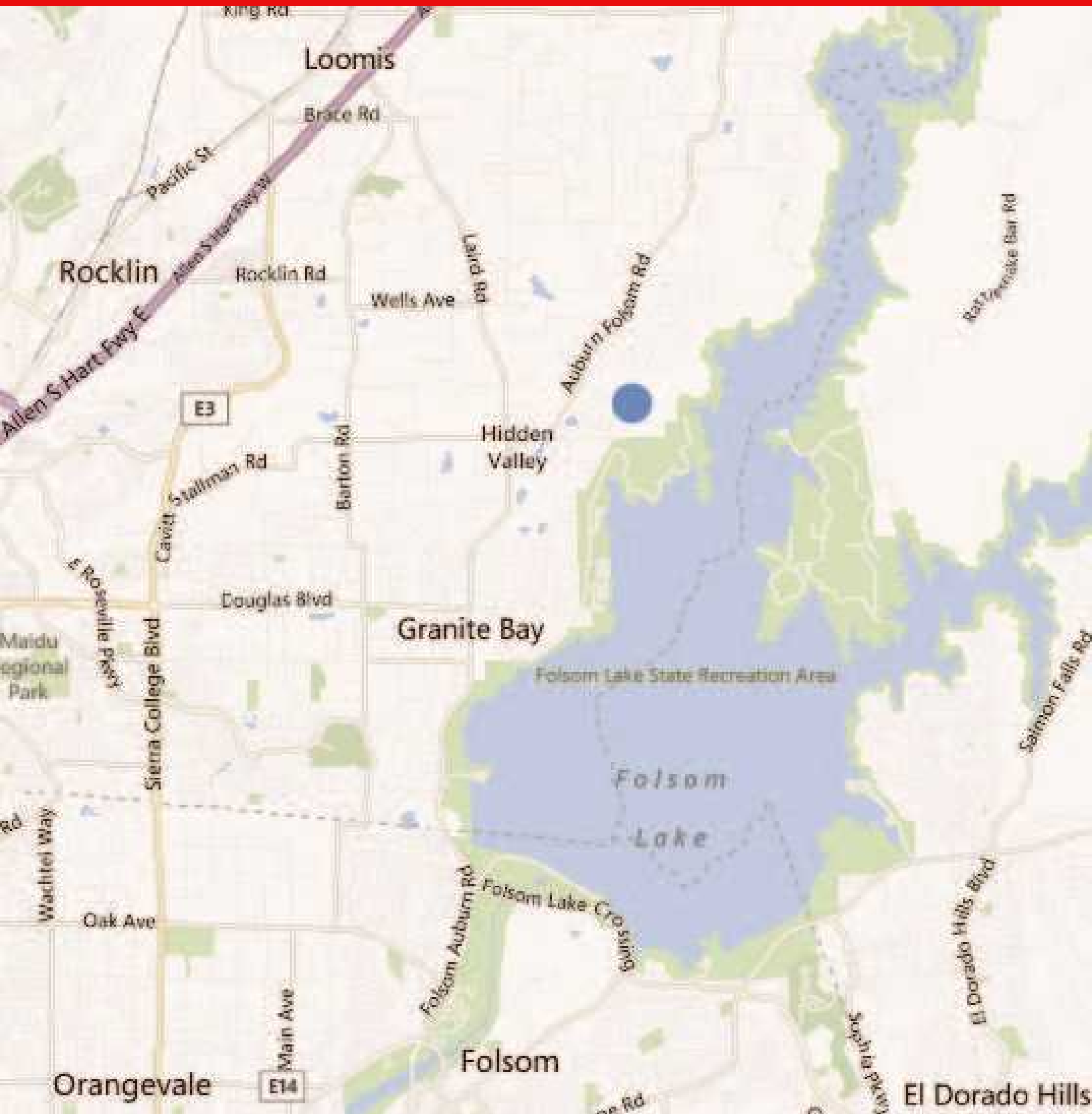


# 15 Estate Lots: T-map

Granite Bay, CA 95746

Price: \$3,200,000

Vista Lake Estates

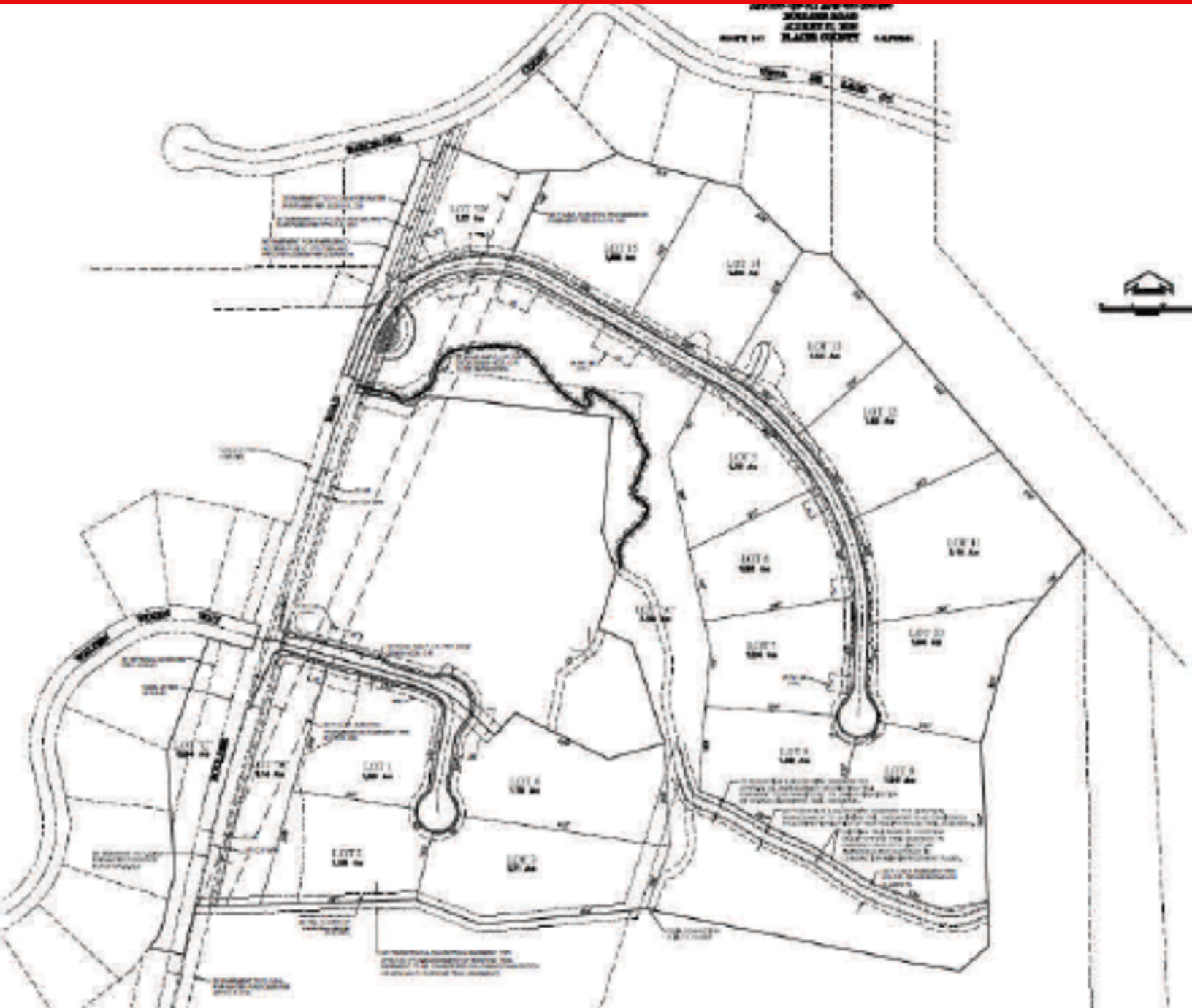


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# PROPERTY SUMMARY

Vista Lake Estates  
6223 Boulder Road | Granite Bay, CA 95746



## Property Summary

Lot Size: 34.28 Acres  
Price: \$3,200,000  
APNs: 035-410-011-000 & 035-300-095-000  
Type: Land

## Property Overview

Eastern portion overlooks Folsom lake and the entire parcel wraps around Los Lagos Equestrian Center, which is for sale; contact Broker for details. Horse trails run through the subdivision providing direct access to public riding trails

## Location Overview

Property borders Los Lagos gated community to the north, Folsom Lake and government lands to the East and south, and Walden Woods

# PROPERTY DESCRIPTION

Vista Lake Estates  
6223 Boulder Road | Granite Bay, CA 95746

subdivision to the west.



15 Proposed and T-mapped Estate parcels with open/common area on 34.28 acres. Most recent plan has been to complete the final map and build/sell lots in 2 phases. Lots will range from approximately 1.1 to 2.2 Acres on 2 cul-de-sac streets. Lower lots (1-5 and 13-15) are generally flat while lots 7-12 are sloped with lots 9-11 will have unobstructed ridge-top views to the east over Folsom lake.



# PROPERTY PHOTOS

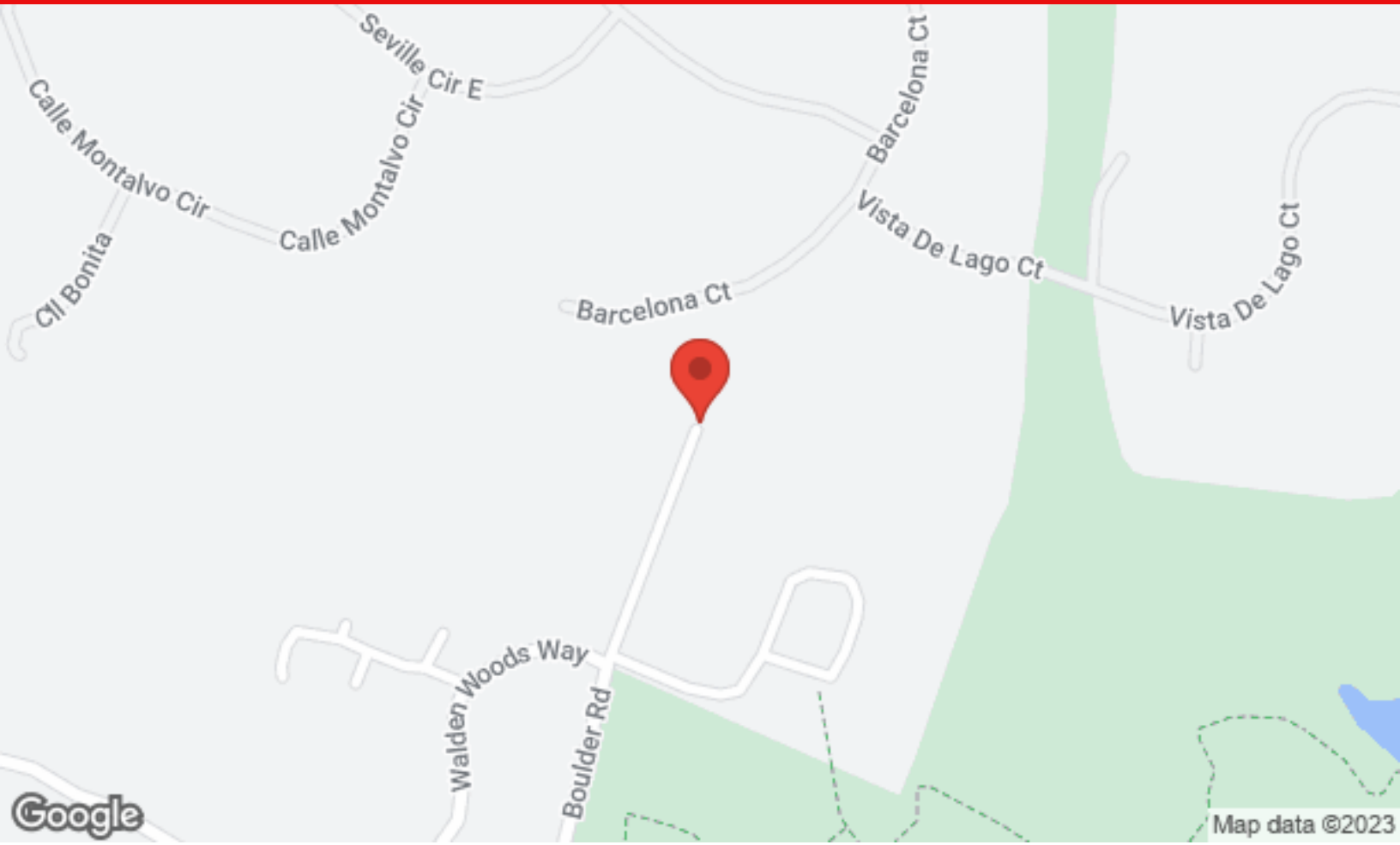
Vista Lake Estates  
6223 Boulder Road | Granite Bay, CA 95746





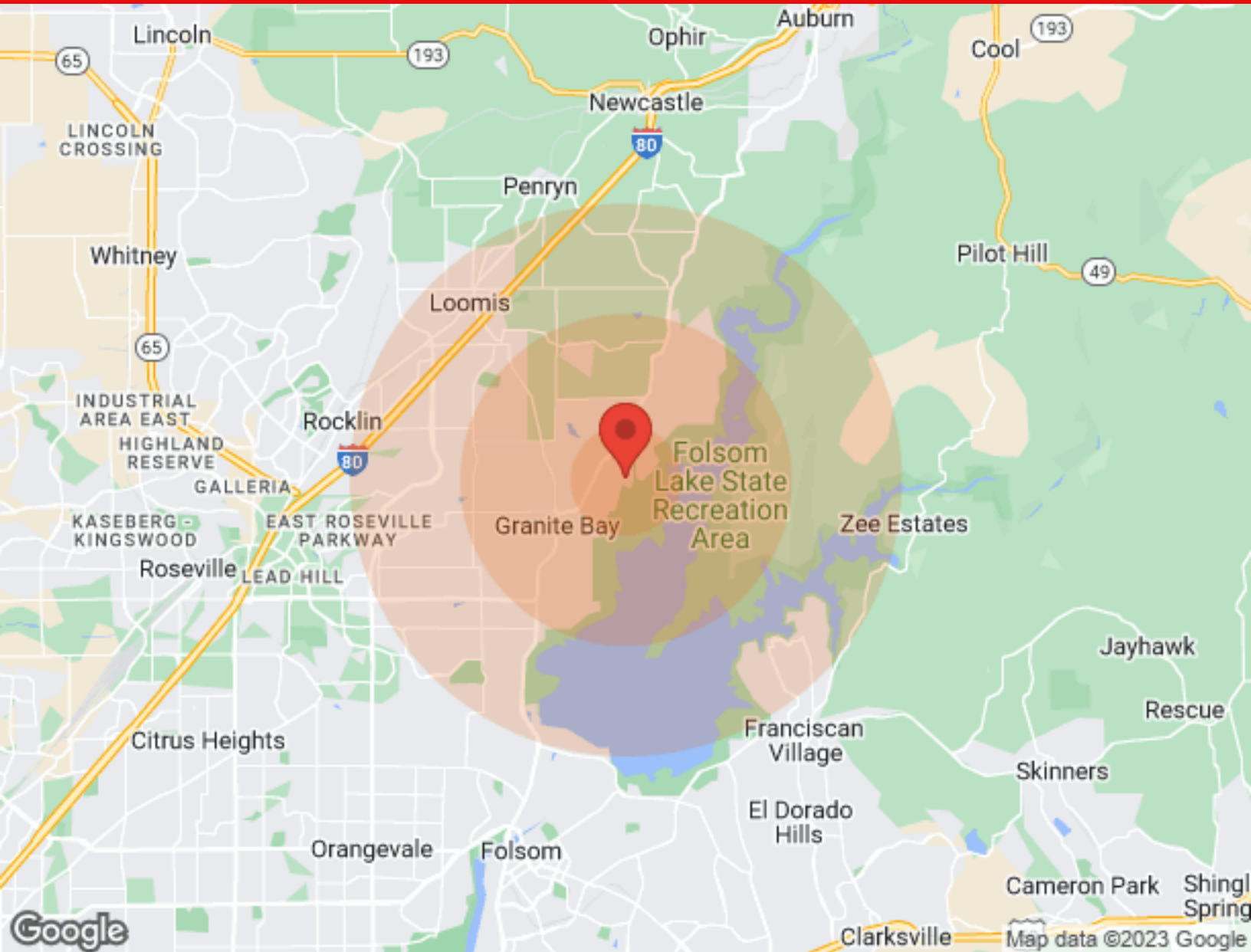
# LOCATION MAPS

Vista Lake Estates  
6223 Boulder Road | Granite Bay, CA 95746



# DEMOGRAPHICS

Vista Lake Estates  
6223 Boulder Road | Granite Bay, CA 95746



Population	1 Mile	3 Miles	5 Miles
Male	1,523	6,137	22,352
Female	1,585	6,089	22,778
Total Population	3,108	12,226	45,130
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	492	1,969	8,039
Ages 15-24	416	1,706	6,730
Ages 55-64	507	1,866	6,631
Ages 65+	746	2,802	8,709
Race	1 Mile	3 Miles	5 Miles
White	2,930	11,653	41,411
Black	8	14	132
Am In/AK Nat	1	22	50
Hawaiian	N/A	N/A	1
Hispanic	114	493	2,590
Multi-Racial	206	696	3,782

Income	1 Mile	3 Miles	5 Miles
Median	\$166,983	\$105,916	\$97,095
< \$15,000	13	197	705
\$15,000-\$24,999	N/A	259	771
\$25,000-\$34,999	14	149	864
\$35,000-\$49,999	42	501	1,290
\$50,000-\$74,999	56	390	2,232
\$75,000-\$99,999	87	474	2,120
\$100,000-\$149,999	314	903	3,287
\$150,000-\$199,999	224	513	2,141
> \$200,000	391	1,147	2,946

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,361	4,923	17,366
Occupied	1,294	4,674	16,558
Owner Occupied	1,220	4,110	13,624
Renter Occupied	74	564	2,934
Vacant	67	249	808