

3 PARCELS TOTALING 37.5 AC WITH PANORAMIC VIEWS OVERLOOKING COACHELLA VALLEY



EAST MANZANITA RD./SOUTH CARRIZO RD., PINYON CREST, CA

FEATURES

- 3 rural estate parcels with the option to build three separate homes or combine into one large estate
- Located approximately 12 miles south of Palm Desert's El Paseo on historic Highway 74; at an elevation of about 4,000 ft, enjoy cooler temperatures
- Adjacent to a conservation area, offering complete seclusion and endless serenity
- Adjacent Pinyon Crest, and is surrounded by the Santa Rosa National Monument



Asking Price: \$285,000 (\$7,600/ac)



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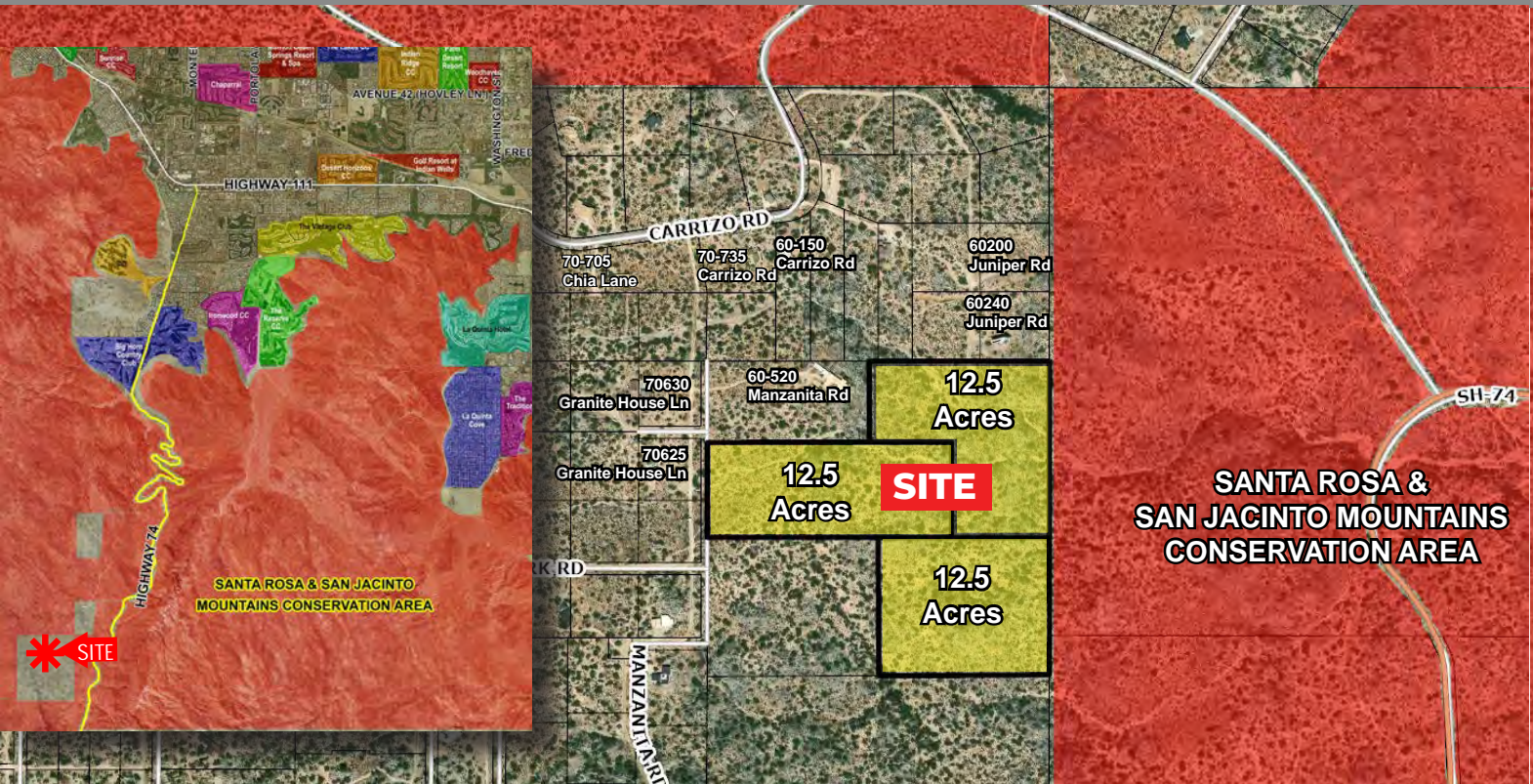


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37.5 ACRES RURAL ESTATE PINYON CREST OVERLOOKING COACHELLA VALLEY



Directions: From Hwy 74 and El Paseo, go up Hwy 74 approx. 12 miles, turn right onto Carrizo Rd. Follow paved road 1 mile to Manzanita Rd. Turn left on Manzanita Rd. (dirt) property will be to your left approx. 1,000 feet off Carrizo Rd., Site is just south of 60-520 Manzanita Rd.

SITE AMENITIES

- **Location:** The property is located on Manzanita Rd. (dirt) just 1,000 feet off Carrizo Road (paved) in the Pinyon Crest community south of Palm Desert in the Santa Rosa Mountains.
- **Parcel Size:** 37.5 acres (3 Legal Parcels)
- **Zoning:** R-1, 2 1/2 acre minimum lot size
- **General Plan:** RR (Rural Residential)
- **APN:** 635-370-014 (12.5 acres), 015 (12.5 acres), 017 (12.5 acres)
- **Utilities:**
Water-will need to drill well with an estimated cost of \$75,000
Electric-Anza Electric

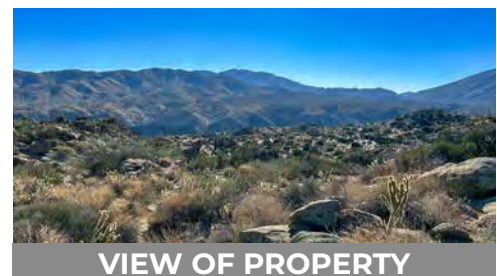
- **Elevation:** 3,900 ft
- **Terms:** Cash
- **Comments:** This 37.5-acre property, consisting of three legal parcels, is located adjacent to the Pinyon Crest community just 1,000 feet off paved Carrizo Road, offering privacy and seclusion. Nestled within the Santa Rosa and San Jacinto Mountains National Monument, the gently sloping terrain provides panoramic views of the Santa Rosa Mountains and Coachella Valley. With the potential to build three separate homes or one expansive estate, this property is ideal for custom mountain retreats or investment opportunities. Just 12 miles south of Palm Desert, residents enjoy easy access to shopping, dining, and entertainment, along with cooler temperatures 10–20 °F lower than the valley floor.



VIEW OF VALLEY FLOOR



VIEW OF MANZANITA ROAD



VIEW OF PROPERTY

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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.