

# 7.74 ACRES DILLON ROAD

17 MILES FROM DOWNTOWN PALM SPRINGS



**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: \$199,000 (\$25,710/AC)**

## COACHELLA VALLEY



## VICINITY MAP



07/03/25 SA



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# 7.74 AC DILLON ROAD, SKY VALLEY

## AERIAL & SITE AMENITIES



**DIRECTIONS**



## 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.



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