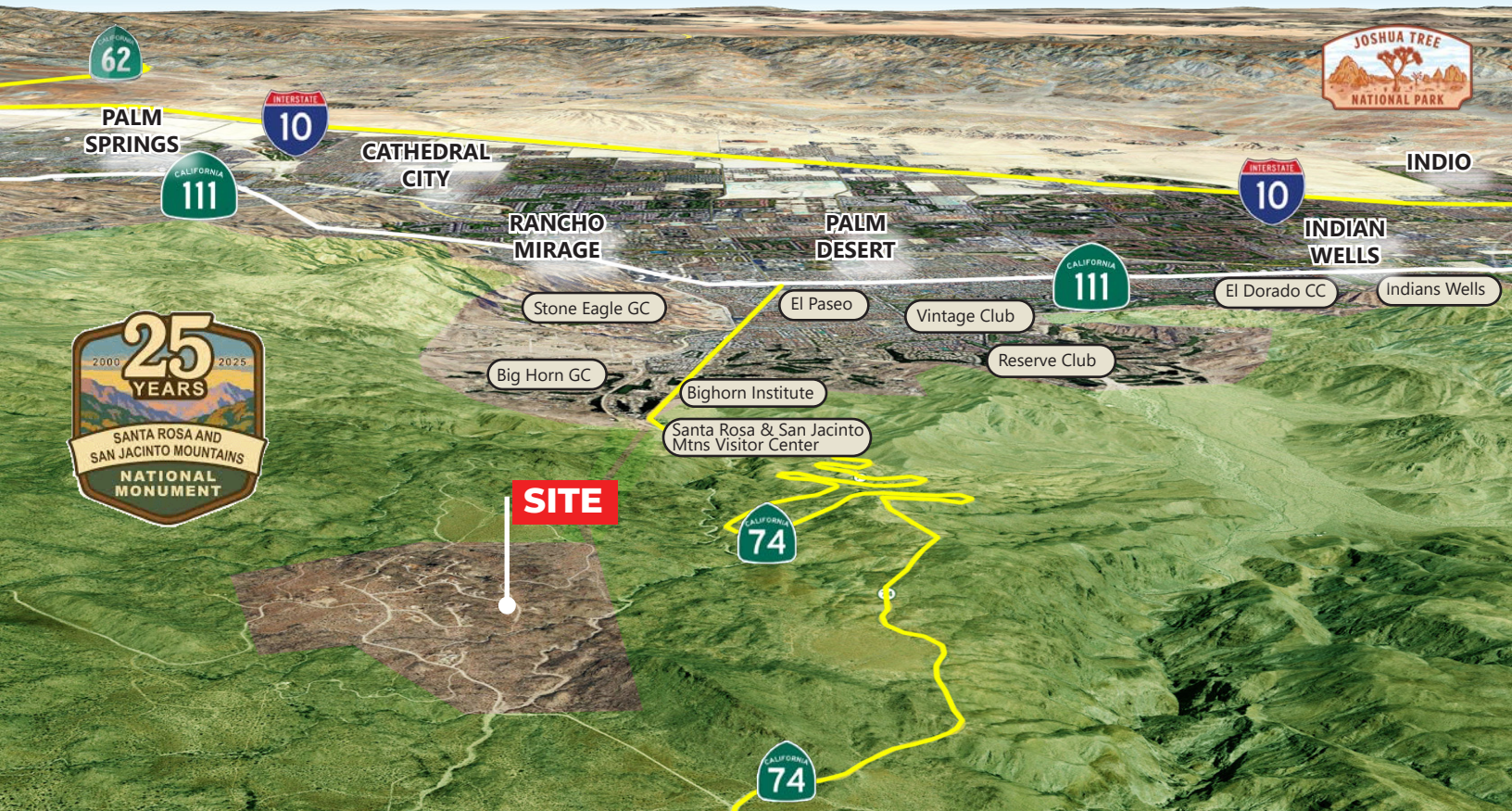


2.61 AC ESTATE ROYAL CARRIZO - ABOVE PALM DESERT



LOT 21 - BLACK HILLS RD/DESERT CALICO, ROYAL CARRIZO

FEATURES

- 2.61 acre estate lot located in Royal Carrizo, a truly unique private gated community set within the Santa Rosa Wilderness ensuring enduring open space, natural beauty, and exceptional seclusion
- Situated 3,000 feet above the valley, your home offers relief from the desert heat with cooler summer temperatures, crisp mountain air, and expansive vistas of the Coachella Valley below
- Just off Highway 74 also know as the Palms to Pines Scenic Byway and only a 15-minute drive to the world-class shopping and dining of El Paseo in Palm Desert
- Enjoy rare, direct access to the Santa Rosa Wilderness, with miles of protected hiking, nature walks, wildlife viewing, and immersive outdoor living all from the comfort of your private estate
- One of the final "easy-build" lots in Royal Carrizo, featuring minimal slope and a naturally suitable building pad.



Asking Price: \$320,000



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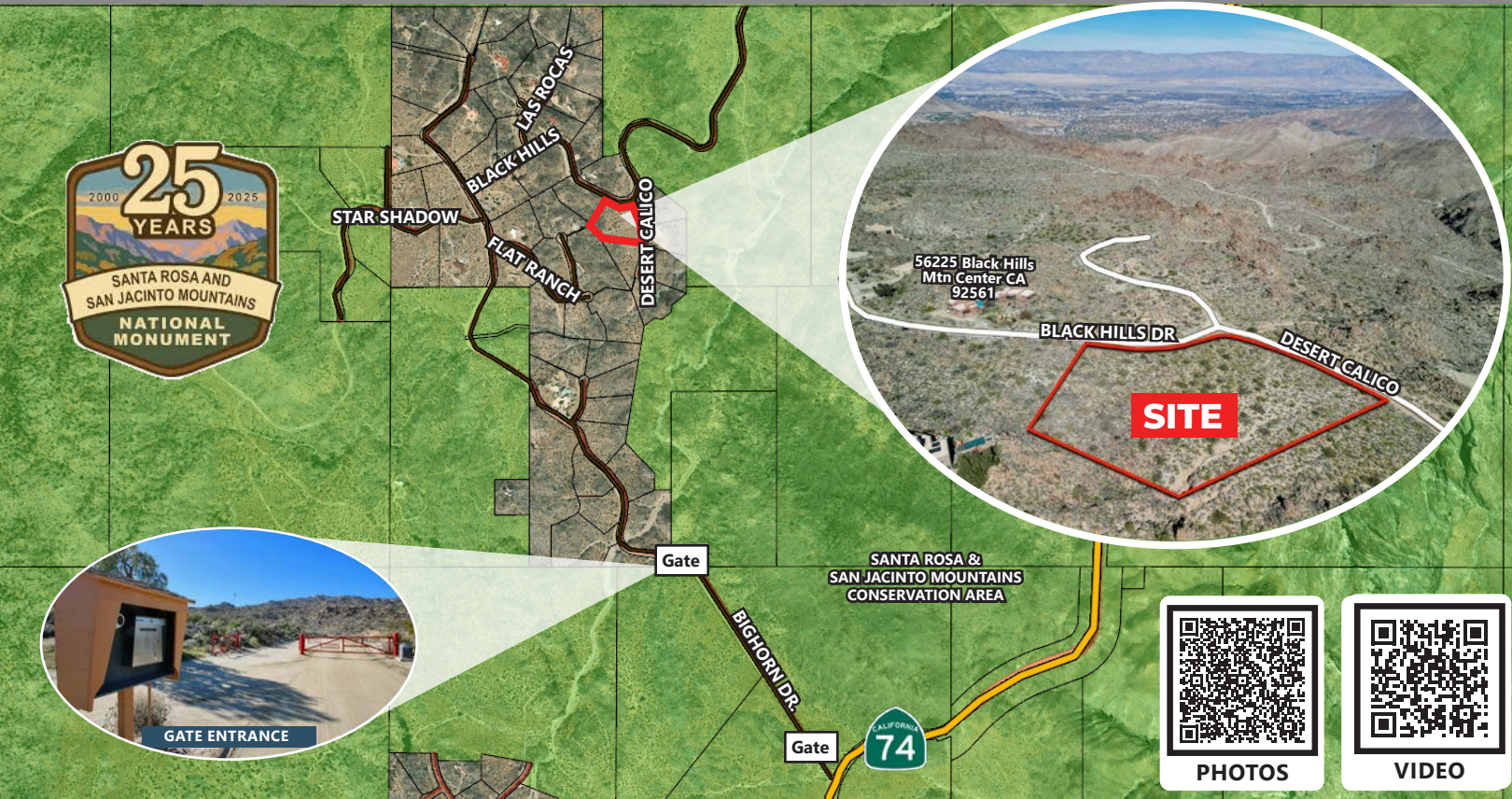


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2.61 ACRES RURAL ESTATE ROYAL CARRIZO OVERLOOKING COACHELLA VALLEY



Directions: From Hwy 74 and El Paseo, go up Hwy 74 approx. 11 miles, turn right onto Bighorn Dr. Continue on Bighorn Dr. approximately 1.4 miles to Black Hills Rd. Turn right on Black Hills Rd for approximately 0.5 mile. The property will be on the right side at the corner of Black Hills Rd and Desert Calico.

SITE AMENITIES

- **Location:** The property is located at the southwest corner of Black Hills Rd and Desert Calico in Mountain Center.
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** RR (Rural Residential)
- **APN:** 635-100-021
- **Parcel Size (According to County Assessor's Information):** 2.61 acres net/2.97 acres gross
- **Legal:** Lot 21 Tract 17,194 totaling 245 acres of 30 - 2 1/2 acre lots.
- **Utilities:** Underground utilities include: Electric, phone & water maintained by HOA to site (\$5,000 hook up fee for water).
- **Association Dues:** \$350 every quarter, includes the maintenance of the roads, private water system and oversees the Architectural Design Review standards. Minimum living area 2,500 SF.
- **Terms:** Cash
- **Comments:** Royal Carrizo, a small enclave of million + homes is an exclusive gated community provides the perfect retreat for those seeking a serene escape without sacrificing proximity to Palm Desert and the valley's world-class amenities. Residents enjoy cooler summer temperatures, dramatic sunsets, and a prime location for hiking, outdoor recreation, and nature immersion within the nearby Santa Rosa Wilderness. Each lot is perfectly sized for luxury custom homes, ensuring a spacious, private sanctuary surrounded by the rugged beauty of Southern California mountains. Whether building a year-round residence, weekend retreat, or vacation estate, Royal Carrizo blends seclusion, prestige, and natural splendor into a rare lifestyle opportunity.

VIEWS LOOKING WEST



STREET SIGNS



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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.