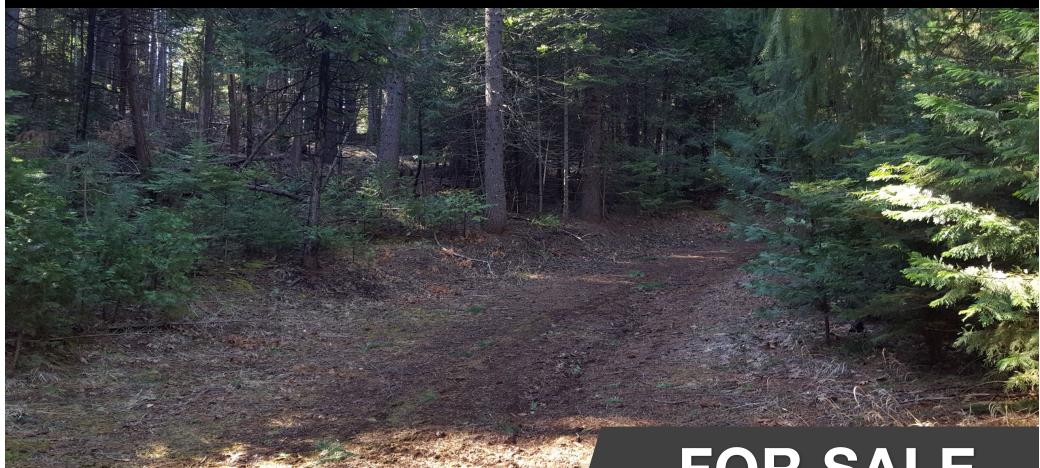
## GQNorth

Call, Text or Email

10018 Fair Oaks Blvd | Fair Oaks, CA 95628

**C** - 916.995.7162 www.GQNorth.com

**F** - 916.880.5566 alisharifi@ggnorth.com



**Exclusively Listed By** 

**Grizzly Flats Residential Development** 

Ali Sharifi

(916) 995.7162 asharifi@gqnorth.com DRE# 01442636

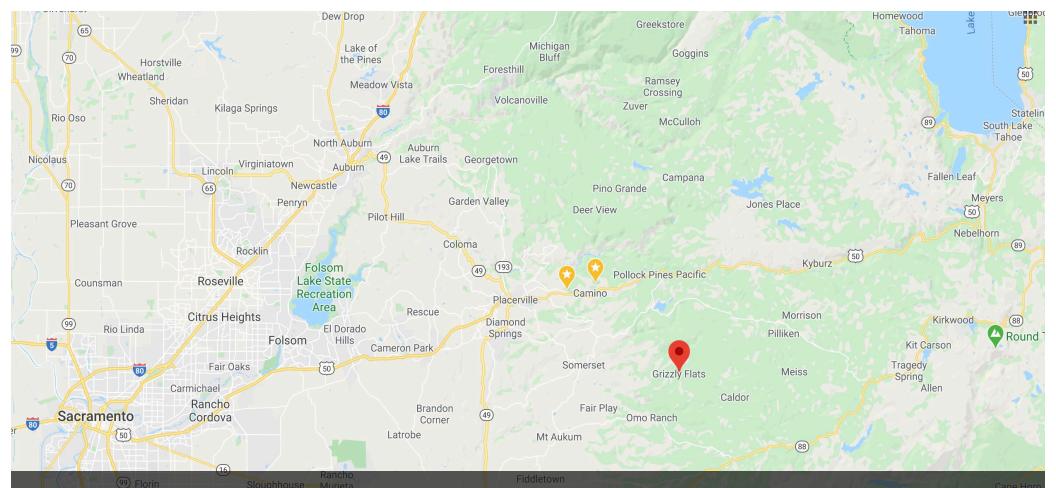


FOR SALE

**12 Custom Residential Lots** 

**Zoned LDR** 

±80 Acres



Beautiful trails for hiking, biking or horseback riding, magnificent towering trees, and tranquility that is hard to find these days are just a few things this 80 acre parcel on Grizzly Flats has to offer. Do you want to harvest and sell timber? Pine, fir and cedar trees are abundant. Do you want to build homes? There are 12 custom residential lots already approved with two active wells in place. Perhaps this will be a peaceful getaway to enjoy the fresh air and quiet moments that can only be disturbed by the occasional sound of birds in the trees. The possibilities are many!

This 80-acre parcel is surrounded on two sides by over 3,000 acres of government land managed by US Bureau of Land Management. Therefore, you can rest assured that the gorgeous views will remain protected.

*Directions*: Take Hwy 50 Eastbound from Sacramento towards Lake Tahoe. In El Dorado County take Exit 44-A Missouri Flat Road, which will take you to Grizzly Flats.

## **Highlights**

\*80-acres at an elevation of 3,000 feet

On the way to Lake Tahoe on HWY 50

•APN: 041-040-015-000

•Zoned: LDR – Low Density Residential. Lots 1-8 RE-5 and Lots 11 & 12 RE-10

•Tentative map for 12 residential parcels completed and approved in 2018 with an approved extension until 2024.

\*Two wells on site on parcel 1 and another on parcel 5.

•All residential lots approved for septic tanks.

•Electrical power available to bring to the site.

\*Two sides of the property back up to residential lots, while the other two side back up to government land protected by the Bureau of Land Management and one small private parcel.







## **Aerial Photo Exhibit**

## for Tentative Subdivision Map

Breeden Estates - Leoni Road - Brown Subdivision Job#6194-0

BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 14 T. 9. N., R. 13 E., M.D.M.

COUNTY of EL DORADO

STATE of CALIFORN
1"=100'

SHEET 1 of 1

OWNER / APPLICANT:

CHRISTINE BROWN 2758 32ND STREET SPRINGFIELD, OR 97477

MAP PREPARED BY:

Œ

CARLTON ENGINEERING INC. 3883 PONDEROSA ROAD SHINGLE SPRINGS, CA 9564 (530) 677-5515

Legend	
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	(E) LOT LINE
	PROPOSED LOT LINE

