

# 4 Acres Exclusive Estate Lot Opportunity in Majestic Cahuilla Hills



*View of Stone Eagle Golf Course from Property*

48333 Coyote Trail, Cahuilla Hills (south of Palm Desert)

## FEATURES:

- 4 acres of panoramic scenery with breathtaking views of the entire Valley
- Rare hillside real estate opportunity in the exclusive community of South Palm Desert
- Spectacular views of Stone Eagle Golf Club and just north of Big Horn Country Club
- 2 miles south of El Paseo & Highway 111
- Meandering drive leads you along a natural canyon oasis to the secluded enclave
- Perched upon the ridge above the twinkling city lights
- Asking Price: \$500,000



10/13/17kp



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# 4 Acre Exclusive Estate Lot

## *Property View*



### SITE AMENITIES:

Zoning: R-1-10 (One Family Dwellings, 10 ac min.)

General Plan: RM (Rural Mountainous),  
RC-VLDR (Rural Community, Very Low  
Density Residential)

APNs/Parcel Sizes: 628-330-025 / 4 acres

Utilities: Electric & water in street

Directions: From Hwy 111, take Hwy 74 south for 2.7 miles. Turn right (west) on to Cahuilla Way. Travel on Cahuilla Way until it turns slightly right and becomes Cat Canyon Rd. Travel on Cat Canyon Rd. until it turns slightly left and becomes Cholla Way. Turn right on to Paisano Rd. and take the 2nd left on to Chuckawalla Way. Turn right on to Painted Canyon Rd. and travel .3 miles to Quail Trail. Turn left on Quail Trail continue on to Oasis Trail. Property will be at the end of the road past the 2 homes on the left (south) side.

Comments: Set amidst the striking backdrop of the amazing Santa Rosa Mountains, the magical property awaits your imagination. The 4 acres borders thousands of acres of BLM property laced with hiking trails and resident groups of Big Horn Sheep, coyotes, Cooper's Hawks, Great Horned Owls and even red fox. A spring-fed oasis meanders alongside the property. There are incredible views of Stone Eagle Golf Course, all just a short car ride down Highway 74 to El Paseo Drive with some of the finest restaurants and shops in the country. Make this 4 acre property your private compound.



*Zoomed-in Aerial*