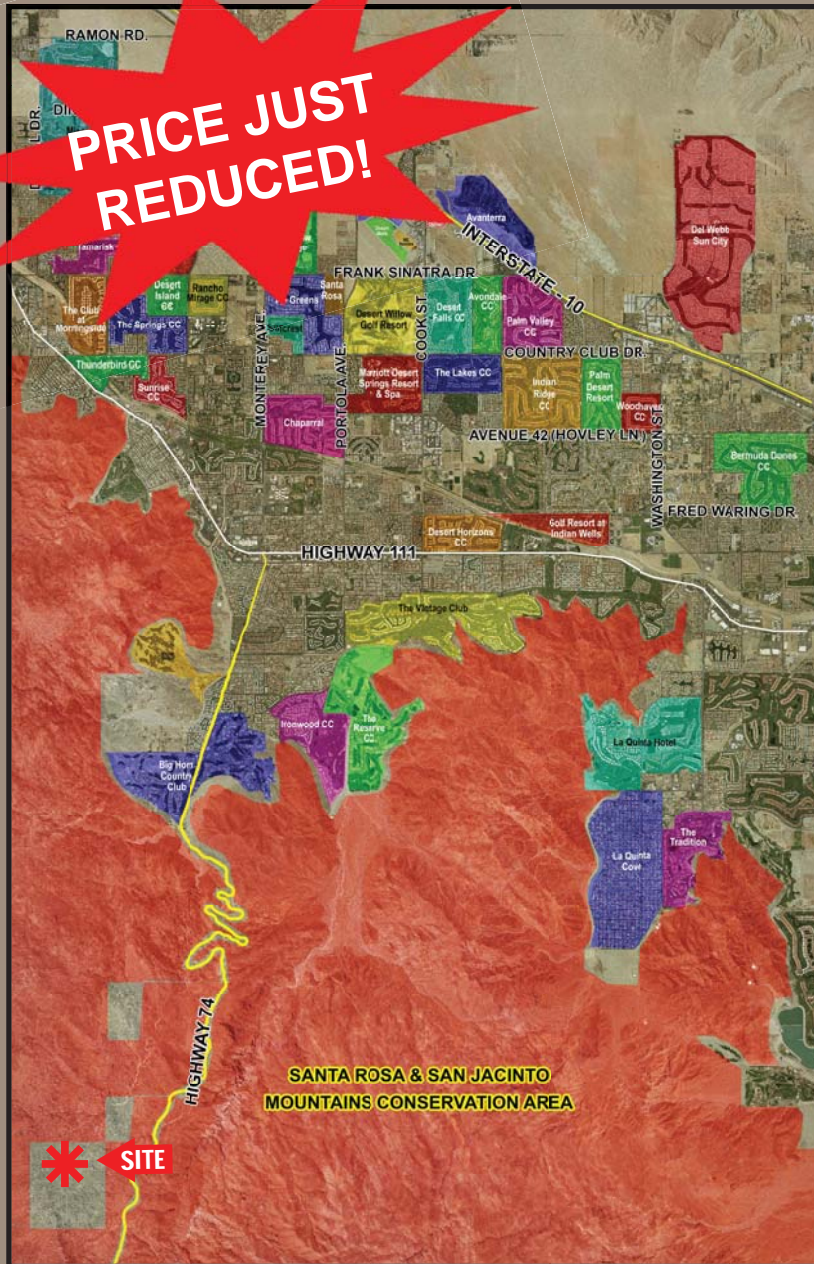


2.5 Acres Rural Estate Pinyon Crest, CA

**PRICE JUST
REDUCED!**



Lot 10 Chia Lane • Pinyon Crest, CA

Site Plan on Reverse

FEATURES:

- Approximately 12 miles south of Palm Desert's El Paseo on historic Highway 74
- In the exclusive private community of Pinyon Crest, which is surrounded by the Santa Rosa National Monument
- Enjoy cooler temperatures at an elevation of about 4,000 ft.
- **Asking Price: \$32,000**
Reduced From: \$45,000



Vicinity Map

121875
10/14/13 ct

For further information, please contact:

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DISCLAIMER: The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

Close Up Aerial

(2.5 ac Chia Lane in Pinyon Crest)

Site Amenities

- ◆ **Location:** The property is located on Chia Lane (dirt) just off Carrizo Road (paved) in the Pinyon Crest community south of Palm Desert in the Santa Rosa Mountains.
- ◆ **Parcel Size:** 2.5 acres (330 ft X 330 ft)
- ◆ **APN:** 635-362-003
- ◆ **Thomas Guide:** 908, A3
- ◆ **Utilities:**
Water-Maintained by HOA
Electric-Anza Electric
- ◆ **Elevation:** 3,900 ft
- ◆ **Terms:** Cash
- ◆ **Association Dues:** \$880 per year includes the maintenance of the roads, private water system and oversees the Architectural Design Review standards.
- ◆ **Comments:** Pinyon Crest is a private and secluded rural community just 12 miles south of Palm Desert with more than 200 lots within the Santa Rosa National Monument. This lot is located on a private dirt cul de sac just 220 feet off paved Carrizo road. The property is gently sloping with breathtaking panoramic views of the Santa Rosa Mountains and the Coachella Valley. It is just minutes away from Palm Desert shopping, restaurants and entertainment. Enjoy cooler temperatures that vary 10 to 20 degrees than those at the valley floor.
- ◆ **Directions:** From Hwy 74 and El Paseo, go up Hwy 74 approx. 12 miles, turn right onto Carrizo Rd. follow paved road 1.1 miles to Chia Lane . Turn left on Chia (dirt) property will be down at the end of the private cul de sac 221 feet.

