



List Price: \$115,000

Status: Active

MLS #: 080221

Property Type: Unimproved Land

Address: 300 Lava Cap Court
Mountain Ranch, CA 95246

Spec'l Own:

DOM: 758

Cross Street: Lakeside Drive

Subdivision: M24 - M24 RANCH

Area: 11 - Mt. Ranch, RR Flat, Sheep

Lot #: 0

Subdivision Unit:

APN #: 021-014-024-

Bond: Yes

Road Frontage: 0

Leased: No

PERCD: Yes

PERC in List Office: No

Electricity: No

Cable: No

Telephone: No

Fencing: None

Sewer: Needs Septic

Water: Needs Well

Gas- Propane: No

Gas - Natural: No

Construction Lic #:

School District: Calaveras

Zoning: RR - Rural Residential

Survey: Yes

Directions: Go through M-24 Sheep Ranch Road gate. Stay on Lakeside Drive & go left to property just before White Rock Road.

Elevation: 2,400

Acreage: 9.500

Lot Description: View

Landscaping: No

Ag Pres.: No

Driveway: Gentle-Up

Road Type: Gravel, Private Road

Terrain: Gentle-Up

Longitude:

Latitude:

Homeowner's Dues:

Dues Amount: \$396

Dues Frequency: Yearly

Dues Include: Lake Privileges

Public Description: Owner will carry \$100,000 at 8% interest, amortized over 30 years due in 5 years. Property has a gravel driveway, building pad & it's brushed & ready for your dream home. Gated community with use of a 45+/- acre lake. Great for boating, swimming or fishing. You won't believe the view from the building pad. Property has a southern exposure & would be great for solar & grapes or olives.

Prepared By: SCOTT BUR

DRE #: 01301866

STARK REALTY (ASSN&MLS)

(209) 754-3232

Prepared from Calaveras County MLS.