



List Price: \$324,000
Sold Price:
Property Type: Unimproved Land
Address: 473 Lewis Ave
San Andreas, CA 95249

Status: Active
MLS #: 072474

Cross Street: Roberts Ave
Subdivision:
Area: 12 - San And, Calaveritas, Cir XX
Lot #:
Subdivision Unit:
APN #: 042-025-039-000
Bond: Yes

Road Frontage: 0

Leased: No

PERCD: No

PERC in List Office: No

Electricity: Yes

Cable: Yes

Telephone: Yes

Fencing: Barb Wire

Sewer: Needs Hook-up

Water: Needs Meter, Public

Gas- Propane: No

Gas - Natural: Yes

Construction Lic #:

School District: Calaveras, Mark Twain

Zoning: R2 - Two Family

Survey: Yes

Directions: Navigate to Lewis Ave, to the point where the one way section just starts at Roberts Ave. Take Peterson Dr. to property. (Property is on Peterson, but address is Lewis.)

Elevation: 1,000

Acreage: 4.130

Lot Description: Flag

Landscaping: No

Ag Pres.: No

Driveway: None

Road Type: Paved

Terrain: Varied

Longitude: 120.40.318

Latitude: 038.11.855

Homeowner's Dues: None

Dues Amount: \$0

Dues Frequency: None

Dues Include: None

Public Description: This is a rare large parcel zoned R2-14,300 for condos, townhouses, etc. Excellent opportunity for the right builder. Current zoning appears to allow for one duplex per 14,300 square feet of lot space, less roadway, setback and terrain considerations.

Prepared By: SCOTT BUR

(209) 754-3232

STARK REALTY (ASSN&MLS)

Prepared from Calaveras County MLS.