



KOREK LAND COMPANY, INC.



CUSTOM HOME LOT
INDIAN FALLS ESTATES
CHATSWORTH, CA

LOCATION: 11885 Macoda Lane, Chatsworth 91311 (unincorporated Los Angeles County). Located within the 24-hour, gate guarded community of "***Indian Falls Estates***". From Highway 118 exit Topanga Canyon Blvd, go north then turn left on to Poema Place. Take Poema Place to La Quilla Drive, turn left - then turn right on Macoda Lane. The subject property is at the end of the cul-de-sac. Call to schedule an appointment to tour the property.

APN/SIZE: 2821-025-088 = 4.71± acres

TOPO: Rough graded pad area towards the street. The remainder of the property is up-sloping and hilly with rock outcroppings and incredible canyon views!

ZONE: A-1-1 & A-2-2. **LANDUSE:** RL1 and RL10. The back portion of the lot is located in the Santa Susana Mountains/Simi Hills SEA (Significant Ecological Area). Lot is bisected by an LA County Hiking and Equestrian Trail.

BUYER TO VERIFY ZONING AND GENERAL PLAN FOR BUYER'S INTENDED USE.

PLANS: Grading plans are approved. Seller has conceptual plans for a 7,200 SF home.

UTILITIES: To the site.

MISC: Indian Falls Estates is a beautiful custom home community on large lots. Homes sales in the area are averaging just over \$2.5 million for homes around 6,800 SF in size. Incredible opportunity to build your dream home in a quiet, serene location with tremendous views and all the amenities of a big city close by!

PRICE: **REDUCED TO \$995,000!** ~~Asking \$1,195,000~~ Grading plans included!

CONTACT: Deanne Boublis - CalDRE #00970999 at deanne.boublis@korekland.com or (661) 755-5420 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.