



0315-421-10-0000, 0315-231-23-0000

Big bear city, CA 92314

List Price: \$699,000



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31.38 acres of vacant, forested land in Big Bear City • Two residential lots • Highway 38 and Erwin Ranch Road frontage. Two unimproved parcels are offered together: APN 0315-421-10 contains 22.06 acres, and APN 0315-231-23 contains 9.32 acres. Image your Mountain Ranch or Yellowstone inspired estate. This level property combines forested terrain, open clearings, Onyx summit and mountain views, and road frontage on State Route 38 and Erwin Ranch Road. Nearby neighborhood include Meadowbrook estates. Big Bear Lake — approximately 4–6 mi, Snow Summit — approximately 7–8 mi, The Village in Big Bear Lake — approximately 8 mi, Bear Mountain — approximately 8–9 mi, water, and sewer are reported available. No legal driveway or survey is represented; buyers should verify access, utility connection points and capacity, parcel boundaries, zoning, permitted uses, expired Housing tract maps, fees, and all development requirements. The parcels are currently zoned residential; any homesite or residential development plan is subject to county review and approvals. Listing media include drone photography, aerial video, and a downloadable parcel map.



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See more information at mountainshutterphotography.hd.pics/3228227 All information deemed reliable but not guaranteed.

