

360° VIEW RIDGETOP ACREAGE
±40 ACRES WITH LOT SPLIT POTENTIAL
www.cbre.com/360view

FOR SALE

**6300 Crystal Boulevard
Shingle Springs Proximity
El Dorado County, California**

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Visit the property website:
www.cbre.com/360view

CBRE

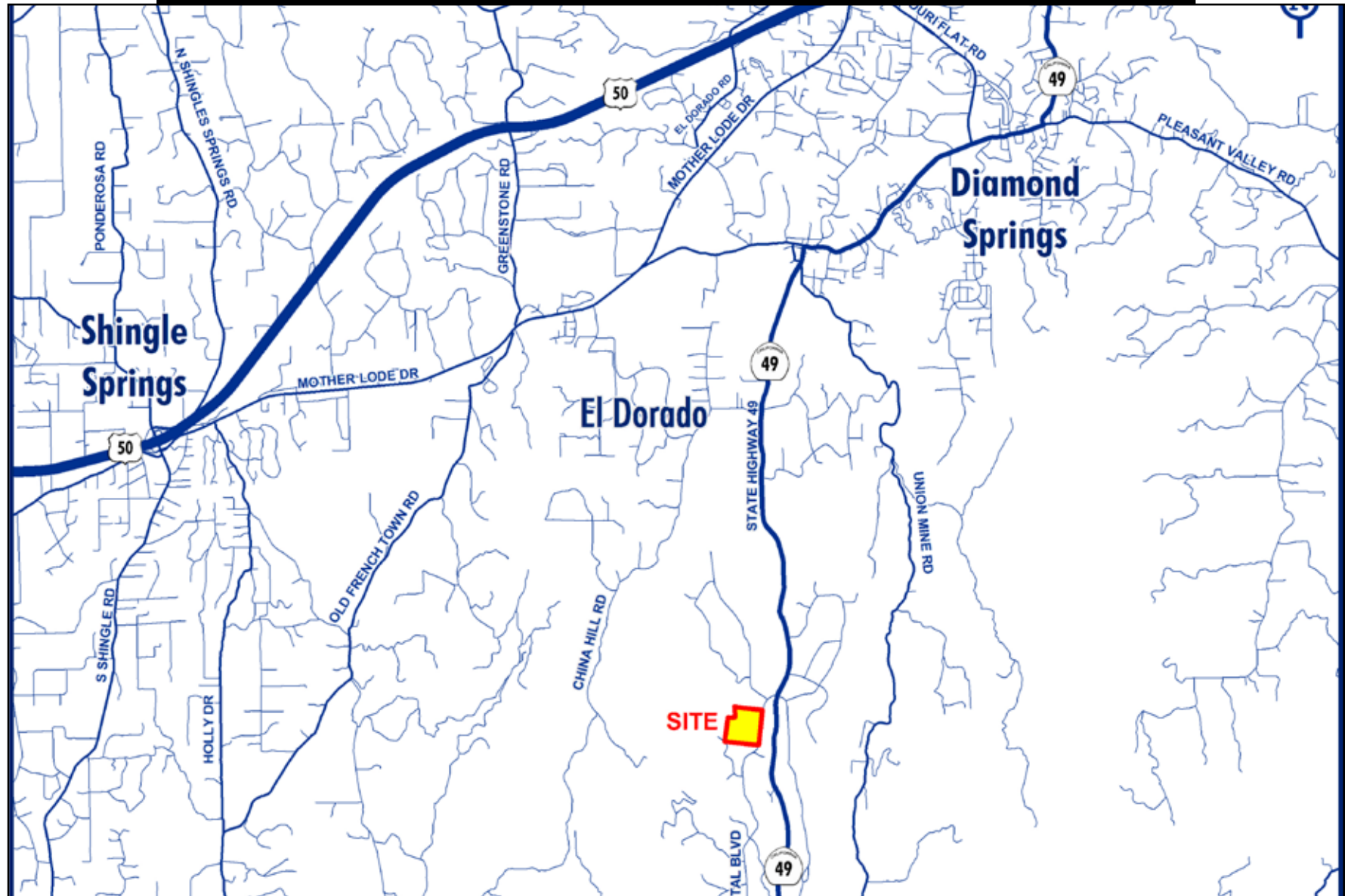


±40 PRIME ACRES WITH LOT SPLIT POTENTIAL
6300 CRYSTAL BOULEVARD
EL DORADO, CALIFORNIA

360°

FOR SALE

LOCATION MAP





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PRICE : \$199,000

NOTE: Prospective buyers considering a lot split to achieve multiple home sites should confirm that zoning compatibility and property constraints do not limit this possibility.

El Dorado County Assesor's Parcel Number: 092-012-03

EL DORADO COUNTY ZONING/LAND USE

- **Land Use:** RR (Rural Residential)
- **Zoning:** RE-10 (Estate Residential 10-Acre Minimum Lot Sizes)

COMMUNICATIONS TOWER EASEMENT/PARCEL

Sale of the property is subject to the recording of a ±4 acre access and maintenance easement, or parcel, for the existing communications tower. Exact acreage to be determined. The communications tower and surrounding structures are not part of this offering.

FEATURES

- Ideal Home Sites
- Spectacular Ridgetop Views
- Lot Split Possibility
- Remote Setting, yet only ±3 miles south of Highway 50
- Easy access to state highway 49 and U.S. Highway 50



View from Crystal Boulevard

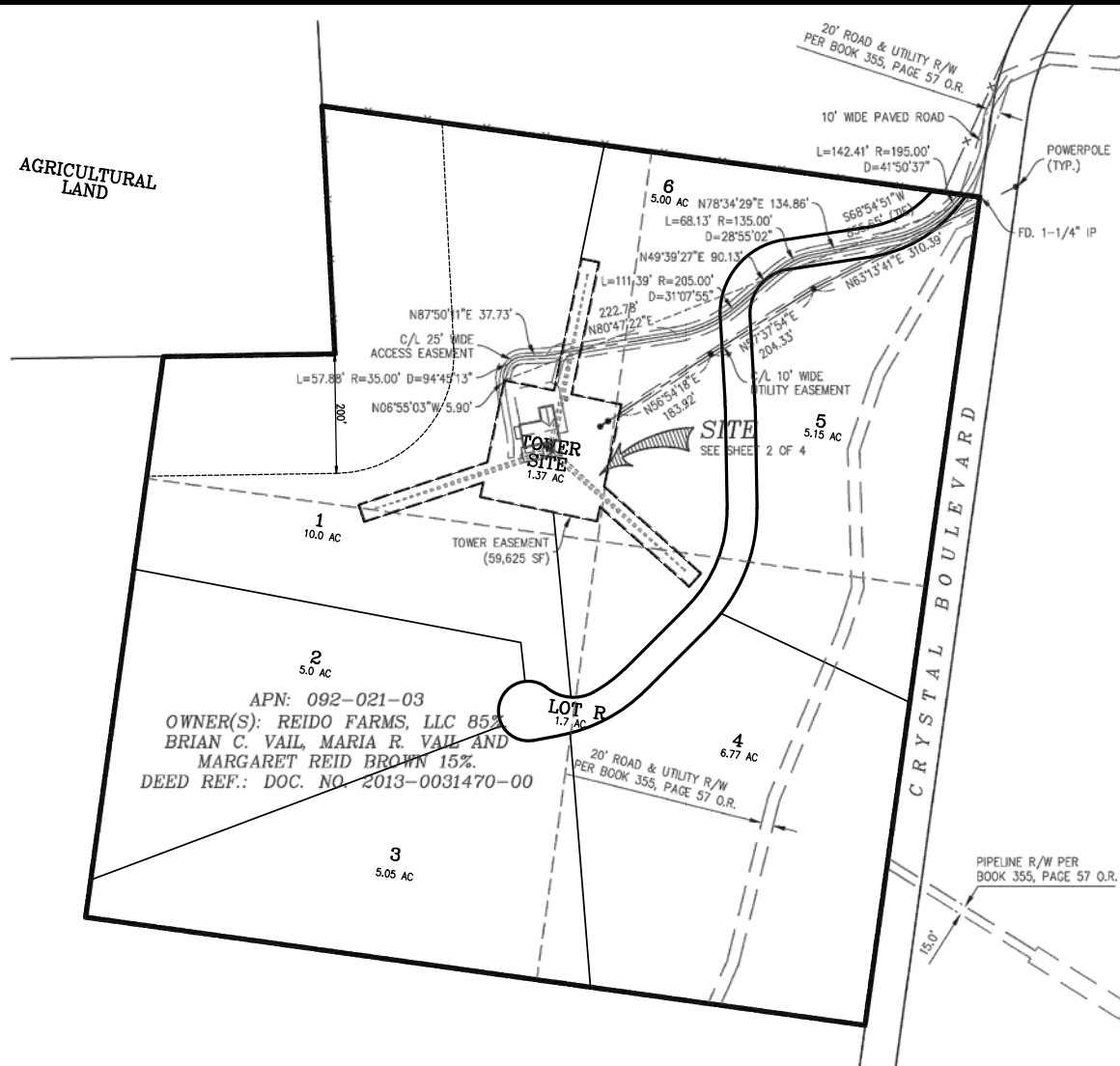


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ENGINEER'S PROPOSED LOTTING PLAN



NOTE: THIS IS ONLY A CONCEPTUAL LOTTING PLAN, THE NUMBER OF LOTS SHOWN HERE IS BELIEVED TO EXCEED THE NUMBER CURRENTLY ALLOWED BY ZONING. This lotting plan has not been approved by El Dorado County or any other agencies that may have jurisdiction over land use on the property. The owner and broker make no representations that this or buyers intended project are allowable or will be approved on the subject property.



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OBLIQUE AERIAL





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PROPERTY OUTLINES ARE NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

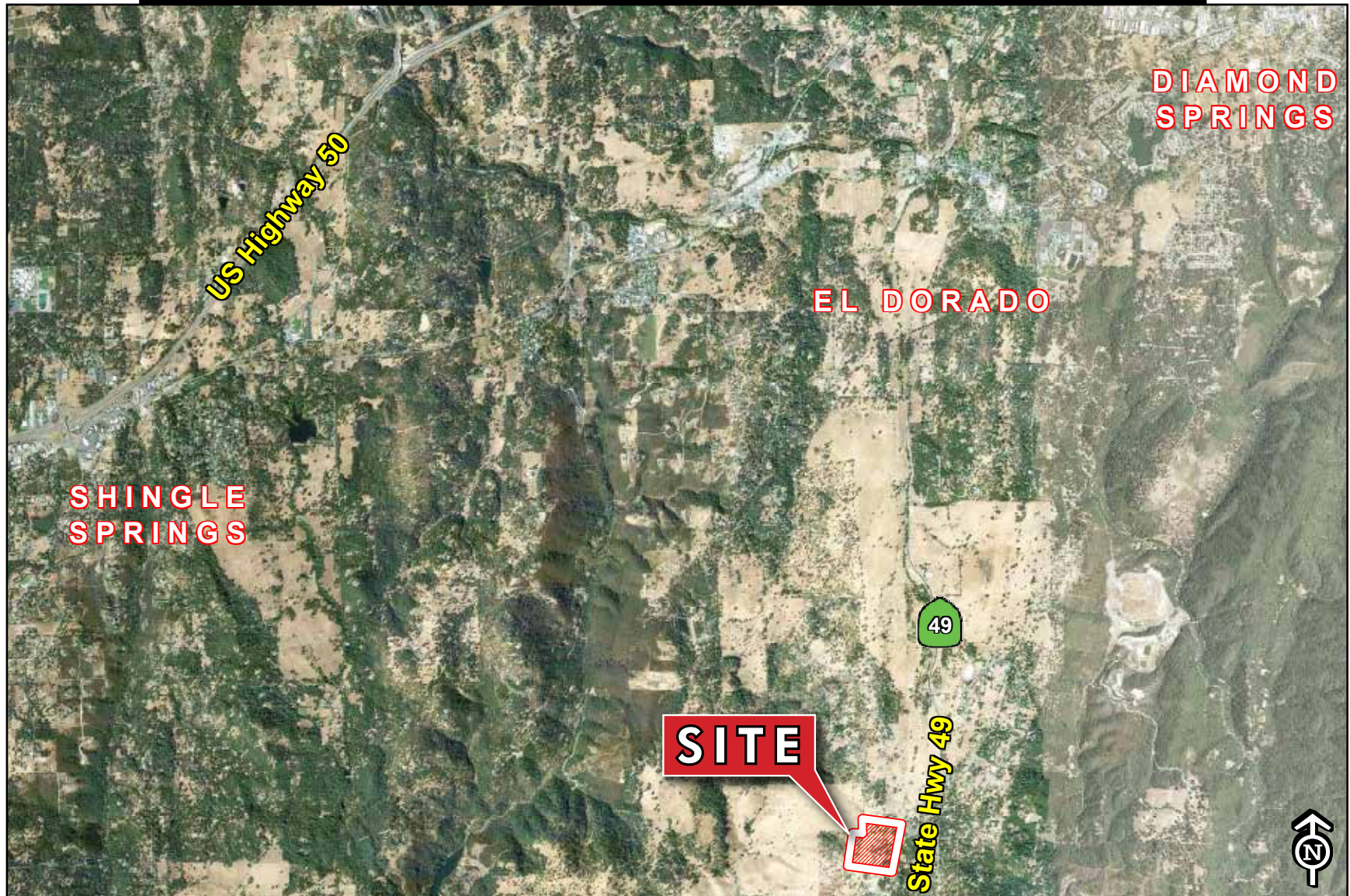


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OVERHEAD AERIAL



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OVERHEAD AERIAL



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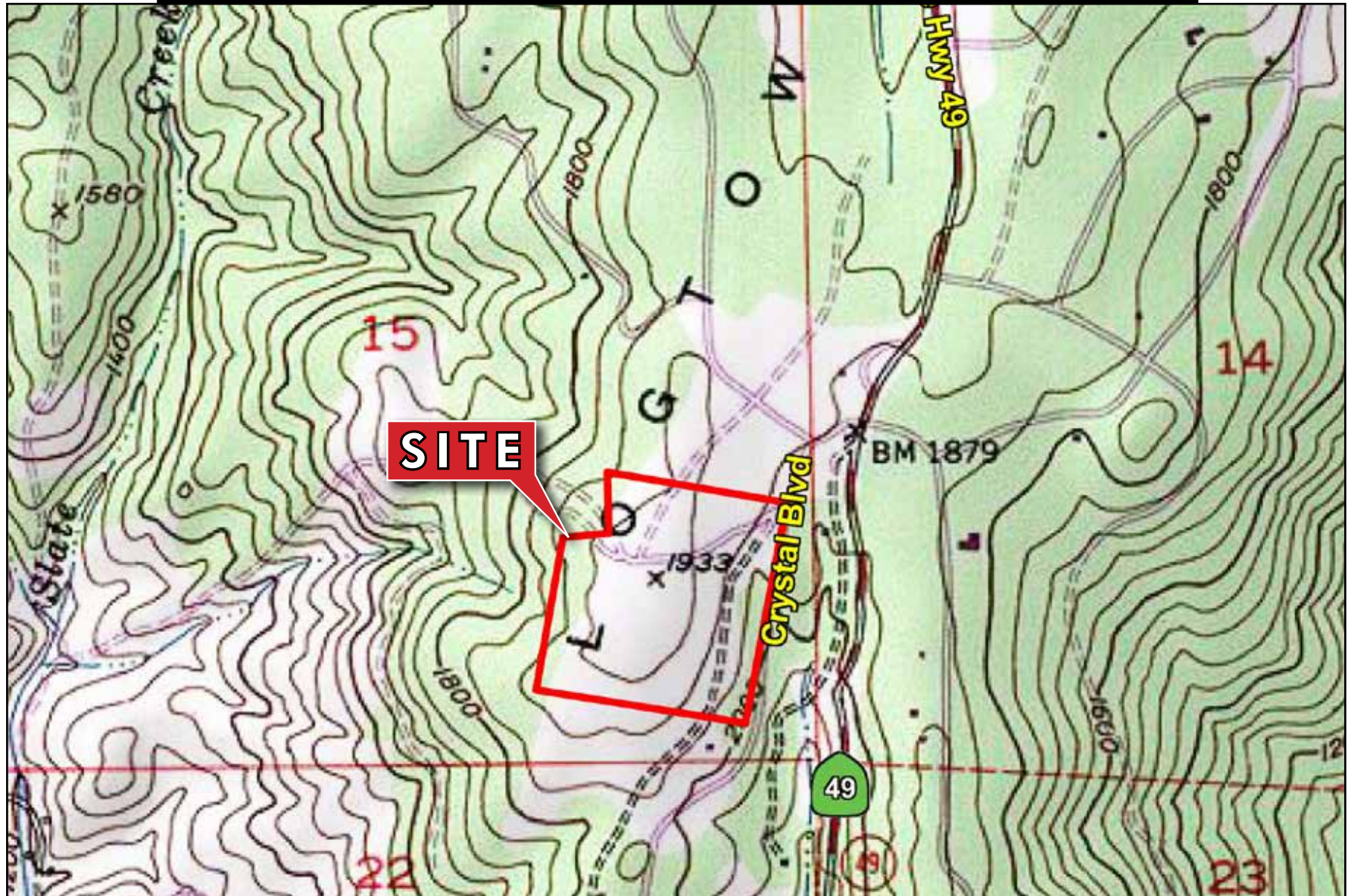


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TOPOGRAPHIC MAP



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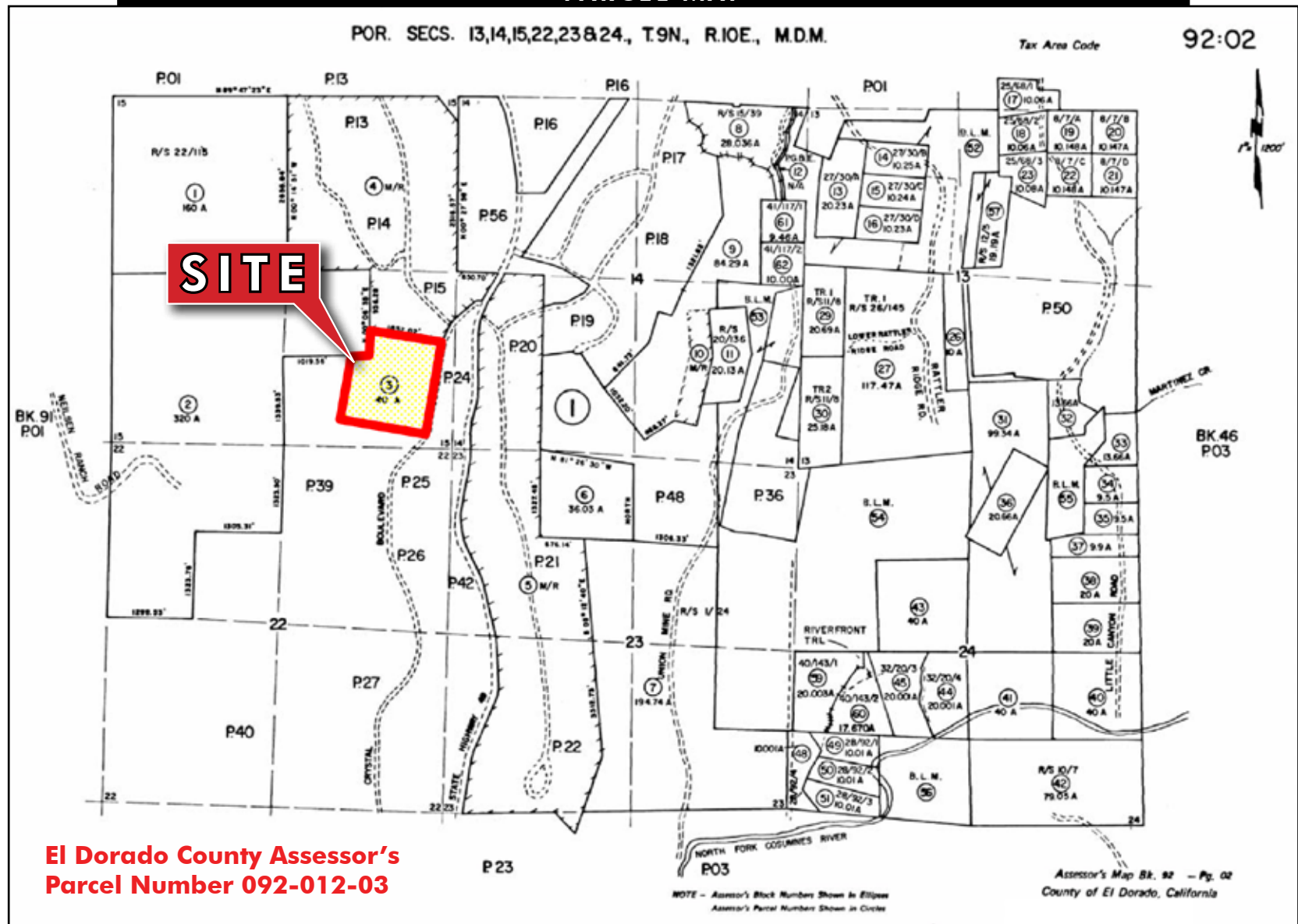


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PARCEL MAP



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