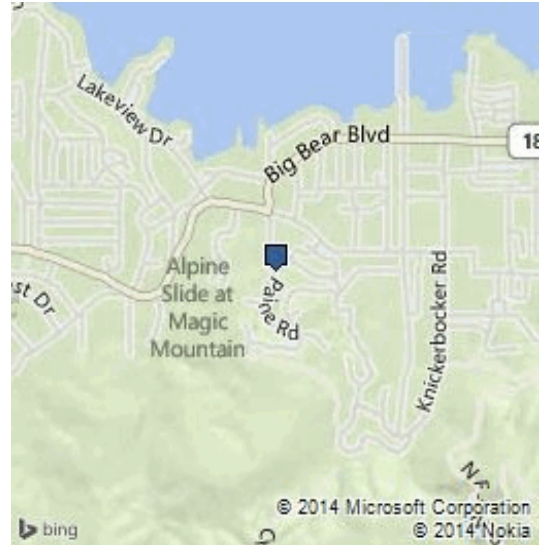


Status: **Active**
List Date: **06/30/2014**

ML#: **OC14137863**

List Price: **\$1,199,000**



Area: **Big Bear Area**
55+:
Terms: **Submit, Cash**
Have:
Sale Type: **Standard**

County: **San Bernardino**
Map:
Gross Eqt:

APN: **0308101140000** List Date: **06/30/2014**
Zone: **NEC** Ac/LSqft(S): **4.12/179,467 (A)**
Lot Dim: \$/Sqft: **\$6.68**
DOM: **7**

Description: **One of the largest developable (4.12 acres) prime view land parcels left in Big Bear Lake near the village. The parcel is zoned as R3 Multifamily and on the South Shore's northern hills with unobstructed beautiful view of the lake. It could be developed into a variety of options that include condos, hotels, motels or even assisted living facilities, etc. subject to the city's approval. It could also be combined as an extension to the adjacent vacation rental properties.**

The parcel is a major piece of a previously approved 70-unit condo project on the site.

On Big Bear Blvd, turn right on Paine Rd up the hill, the land parcel will be on your right hand side. It is within walking distance to the village with all the fine dining, shopping and entertainment activities. Lake shore and marina are within a short stroll. Ski slopes and Alpine slide are also nearby within short driving distance.

Features

View: **Lake**

Utilities:

Community Features: **Fishing, Foothills, Horse Trails, Hunting, Marina, Mountainous, Valley**

Lot Features: **Access Road Paved**

Disclosures:

Fencing:

Sewer/Septic:

Distance To

Bus:	Church:	Electric:	Phone Service:	Gas:	Freeway:
School:	Sewer:	Stores:	Street Frontage:	Water: 0	

Land

Poss New Zone:	Ingress/Egress:	Trees:	Fee: Fee
Present Use:	Cleared:	Topography:	FenceCond:
Potential Use:	%Usable:	Elevation:	Soil Type:
		Curr Geo:	Survey:

Infrastructure

Water Dist:
Water Well:
Water in Feet:
Well Report:

GPM:
Est.Hole:
Well Pmp Hrse Pwr:

Special Assessment:
Assessment:
Improvements:

Tax Information

Tax Rate:
Tax Rate Total:
Tax Rate Year: **2013**
Tax Area:

Imprv Ttl \$/=: /
PersProp \$/=: /
Land Value \$/=: /
Lot Number:

Builder's Tract:
Tract Number:
Comm/Cmplx:
Tract Map:

Assoc Name:
Assoc Phone:
Assoc Dues:
Land Fee/Lse: **Fee**

Association Name 1:
Association Name 2:

Association Phone 1:
Association Phone 2:

Association Dues 1:
Association Dues 2:

Property Photos

