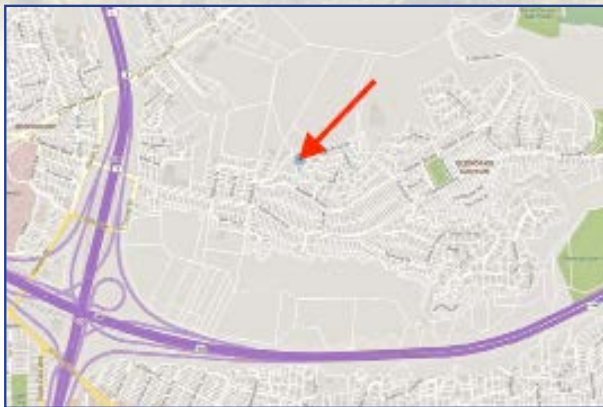


FOR SALE: Residential Lot in Glenoaks Canyon, Glendale

- 120° city and mountain views
- private cul-de-sac
- beautiful neighborhood with 95 percent home ownership
- utilities in close proximity
- Over 9,400 sq ft



Location:

Lot currently doesn't have an address, but is located to the right of 581 Arch Place, Glendale.

Lot size & description:

9,450 sq ft. (per County Assessor)

MLS#: PW20042481

APN#: 5666-004-020

This is lot 8 on Tract No. 10036. Zoning: R1R

Remarks:

Build your own home or spec house on this approximately 9,450 square feet vacant residential lot zoned R1R located in Glenoaks Canyon, City of Glendale. This is a downslope hillside lot.

Located in a quiet Cul-de-Sac, with utilities in close proximity (less than 50 feet away) and stunning 120 degrees views of the City and surrounding mountains, this lot is priced to sell. The slope varies throughout



Black Sheep Realty
100 Spectrum Center Drive #900
Irvine, CA 92618

License# 02081197
Tel. 310-294-9417

Disclaimer: The information presented on this listing has been taken from sources deemed reliable, Seller and Listing Agent assume no liability for its correctness. Buyer and/or his agent to verify the accuracy and do their own investigations as to permits, sizes, zoning, school district and any other material fact related to the property.

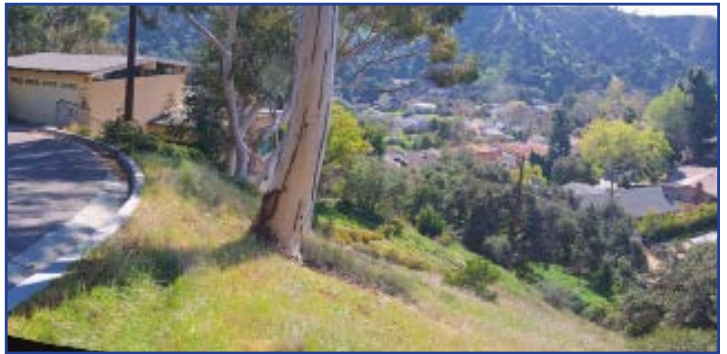
the lot surface, the lower part has a gentler grade.

Glenoaks Canyon is one of Los Angeles niche enclaves, very private, tranquil yet close to urban amenities. The property is located short of 1 mile from the Freeway 2 South Entrance, a drive of under 5 minutes. This is a beautiful extremely well kept neighborhood, 95 percent of the residents are homeowners and it shows when driving around and seeing how well properties are maintained.

Drive by and experience this unique enclave, the amazing views, privacy yet being under 1 mile from major amenities.



View from the lot towards the city of Glendale



Side view toward the parcel



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Plat map

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