

# Spectacular Building Site

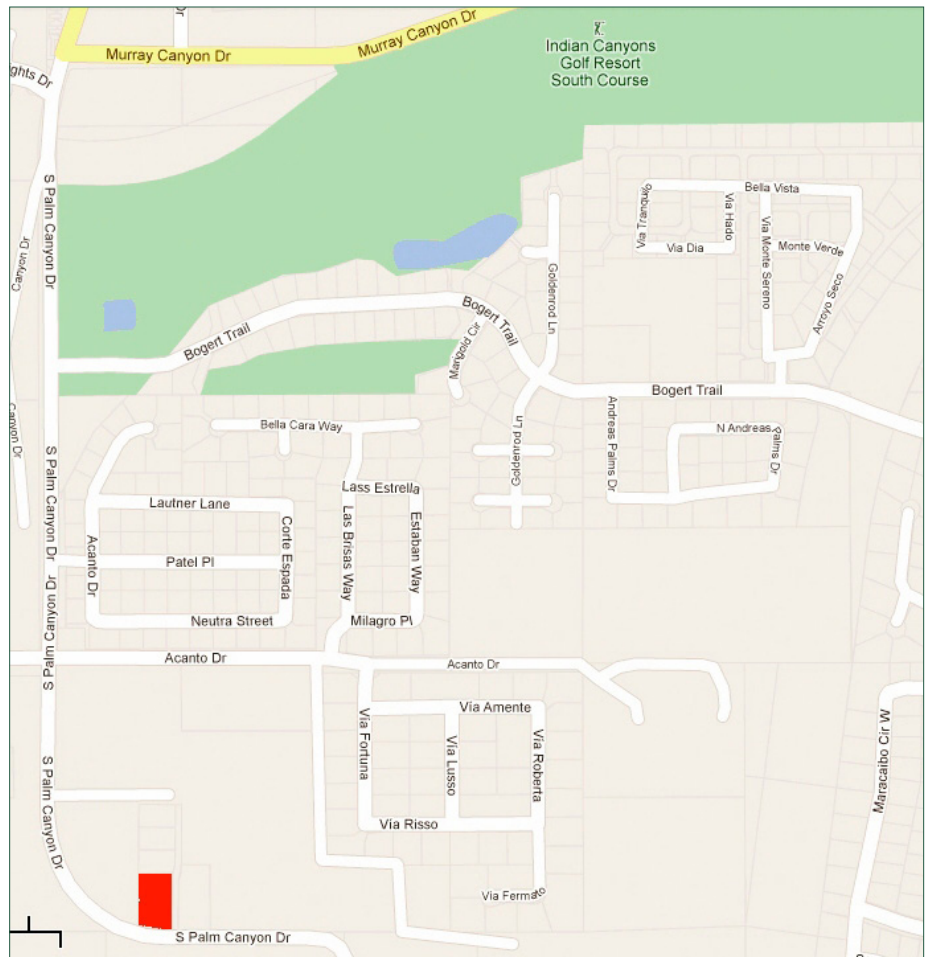


Fee Land (You Own It)  
49,223 Square Feet  
1.13 Acre  
Zoned: R-1  
APN 686 030 014  
All Utilities Are To The Site  
Listing No. 306  
MLS No. 41445925

## S Palm Canyon Drive, Lot 4 Palm Springs

This is a very rare and exceptional building lot for one home. Located deep in the Indian Canyons just before the toll gate to the sacred Palm Canyon/Murray Canyon area on the most scenic part of South Palm Canyon Drive. This is Fee Simple land (you own it) with no HOA. With lots of open space around it and adjacent to a National Park the views are simply magnificent. Located in the county with Tribal Planning processing this property allows for maximum flexibility to build a world class home. It is just minutes from downtown yet feels like a rural setting. Equestrian facilities are even possible. All utilities including water, sewer, electric, gas and phone are right to the site and there is a private street that will offer safe and easy access. Priced well below its market value this one-of-a-kind lot is going to make a great estate. Just take a walk on it and you will see what I mean.

**\$399,000**



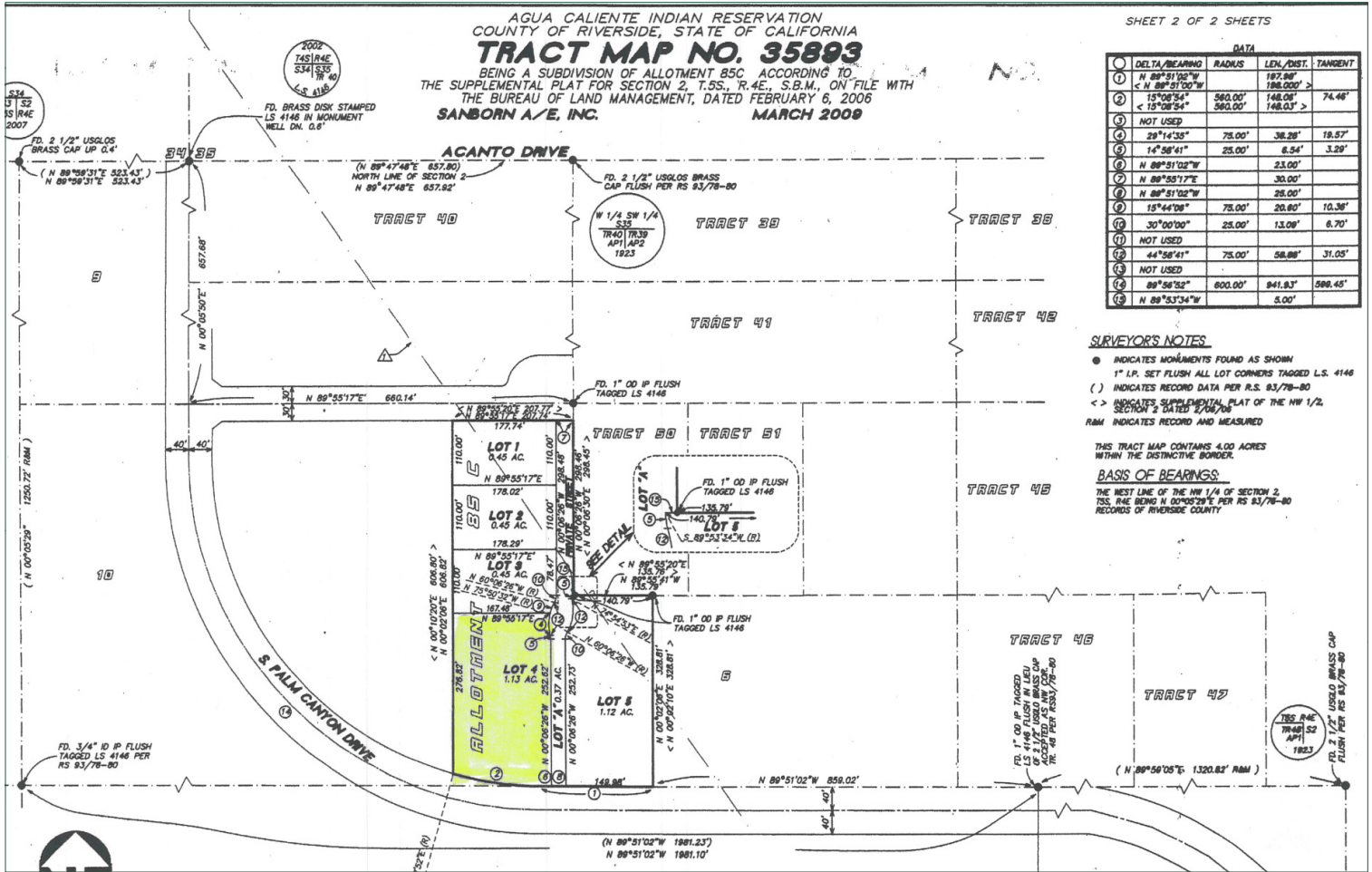
**SCOTT LYLE**  
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Direct: 760.327.4312  
Office: 760.778.6200



# S Palm Canyon Drive, Lot 4



## Palm Springs Single Family Home Lots

Lot	Area	Acre	Price
Vista Drive Lot 13	Chino Canyon	0.31	\$149,000
3140 Marigold Circle	Andreas Hills	0.43	\$149,000
2301 Cantina Way	Cahuilla Hills	0.70	\$235,000
N Tuscan Road	Chino Canyon	0.59	\$269,000
N Leonard Road	Chino Canyon	0.59	\$289,000
2641 E Morongo Trail	Araby	0.50	\$295,000
4201 Angel Canyon Trail	North End of P.S.	15.00	\$299,900
Turcany Heights Lot 7	Tuscany Heights	0.35	\$315,000
Lot 4 S Palm Canyon Dr.	Andreas Hills	1.13	\$399,000
131 Ridge Mountain	Cahuilla Hills	2.72	\$485,000
Above O'Donnell G.C.	Old Las Palmas	9.12	\$2,365,000

### BUILD TO SUIT

Can't find what you are looking for? Then build it using the finest contractors and architects in the desert. We will help you figure out how much it would cost to build your dream home on any lot you select. Call the land and building experts at Scott Lyle Realtors. For more information call Scott direct at 760.327.4312.



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