



Media: 3

**Lot/Land**

MLS #: **130004926**  
 APN: **3076-012-022**  
 Listing Type: **Exclusive Right (R)**  
 Ownership: **Fee Simple**

Status: **Active**

SP:

LP: **\$50,000**Orig.Price: **\$50,000**List Date: **01/29/2013** MT: **18**AMT: **18**Address: **19800 E O Ave**City: **Lake Los Angeles**Parcel Map #: **47853**

Tentative Parcel Map #:

APN #2:

APN #3:

APN #4:

Water District: **OUT**

School District:

Age Restrictions: **N/K**Sign on Property: **Y**Lot Size: **4+ to 10 AC**Zip: **93535** MapCode: **4200D2**Community: **OUT OF AREA**Neighborhood: **Lake Los Angeles**

Complex/Park:

Jurisdiction: **Unincorporated**Cross Streets: **198th St East**

Zoning:

Acres: **4.60**

<b>REMARKS AND SHOWING INFO</b>
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**Terrific Antelope Valley 4.6 acre paved-road frontage level lot just east of vineyard and public school on Avenue O East in Lake Los Angeles [east of Palmdale]. Recorded Tract Map. During Buyer escrow inspection time period, Buyer to verify all MLS information, zip code, assessments, lot location, measurements, Title Report and items of public record and verify with Los Angeles County Planning as so suitability of property Buyer's purposes**

Directions to Property: **Just east of Lake Los Angeles on north side of Avenue O.**

Mandatory Remarks: **None Known**

<b>FEES, ASSESSMENTS AND TERMS</b>
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H.O. Fees: **\$0**Other Fees: **\$0**CFD/Mello Roos: **\$0**

Paid:

Paid:

Paid:**N/K**

HO Fees Include:

Other Fees Type:

Total Monthly Fees: **\$0**

Assessments:

Terms: **Cash**

<b>SUPPLEMENTAL REMARKS</b>
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Provided by: Max Ricketts, SFR  
 DRE Lic.#: CA 00954079

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Saturday, February 16, 2013  
 1:52 PM

MLS#: 130004926	19800 E O Ave	LP: \$50,000
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SITE FEATURES		
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Approx # of Acres: <b>4.60</b>	Water: <b>N/K</b>	Approved Plan:
Approx Lot SqFt:		Highest Best Use:
Approx Lot Dim:	Sewer/Septic	Other/Remarks
Lot Size: <b>4+ to 10 AC</b>		Current Use:
Land Use Code:		Additional Land Use: <b>N/K</b>
Animal Designator Code:		
Frontage Length: <b>333</b>		
Fencing: <b>N/K</b>		Boat Facilities:
		Lot Size Source: <b>Assessor Record</b>
Irrigation: <b>N/K</b>		Pool:
		Pool Heat:
View: <b>Mountains/Hills, Panoramic</b>		
Topography: <b>Level</b>		
Prop Restrictions Known:		
Structures: <b>N/K</b>		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: <b>N/K</b>		
Utilities to Site: <b>N/K</b>		