

HIGHWATER 3

GRANADA HILLS, CA 91344



- Three irreplaceable view lots [three separate recorded APN's]. The lots are 29,296 SF, 23,520 SF, and 23,407 SF respectively with varying amounts "flatter" portions. The lots enjoy virtually unobstructed views facing in three directions. No architectural plans. An opportunity to design and build breathtaking view homes to your exact taste and specification.
- A **slope band** analysis for each lot has been conducted yielding a maximum potential buildable area of 5,110 SF, 4,688 SF, and 4,845 SF respectively. Newly constructed homes at this location are approaching values close to \$2,000,000 in this size range. Email frank@evaniskorealty.com to request the analysis and a link to the video tour of the property. GPS Address: 12201 Highwater Rd.
- A few of the last remaining sizeable view lots in Granada Hills.
- Each lot is priced to sell at \$400,000 for a total price of \$1,200,000.
- **Exclusive Broker:** Frank Evanisko (818) 985-9700

