



United Security Bank

SFR Lot #75 on 2.416 Acres

7599 Paseo Vista

Monterey, CA 93940

Price: \$607,500

Site Description: The subject consists of a single interior parcel, comprising 2.416 acres, according to the Monterey County Assessor's parcel map. It is situated along the southerly side of Paseo Vista, within the Monterra Ranch subdivision. A copy of the map showing the configuration of the site appears below.

Monterra Ranch is accessed via a gated entrance off of the Salinas-Monterey Highway (State Route 68) where it intersects to Canyon Del Rey Road. All of the surface streets within Monterra Ranch are privately maintained. Mr. Louis Di Monaco—the Administrative Manager for the development—reports that the monthly road maintenance fee per homeowner is \$376.00. The topography of the site is characterized as gently up-sloping from the street grade, then gently rolling along the building envelope, which appears to equate to approximately 1/3 of the total site area. The site takes advantage of a distant view of the Monterey Bay facing northerly from the building envelope. Mature oak trees dot most of the remainder of the site land is rolling, with ample building site. Average custom quality homes in neighborhood with some manufactured homes. Subject has an existing building pad, well and septic system installed. APN# 17-660-012



For additional information regarding this property, please contact:

Contact: Dennis Woods

Phone #: (559) 248-4928

Financing is Available

The information is believed to be accurate, but is not guaranteed.



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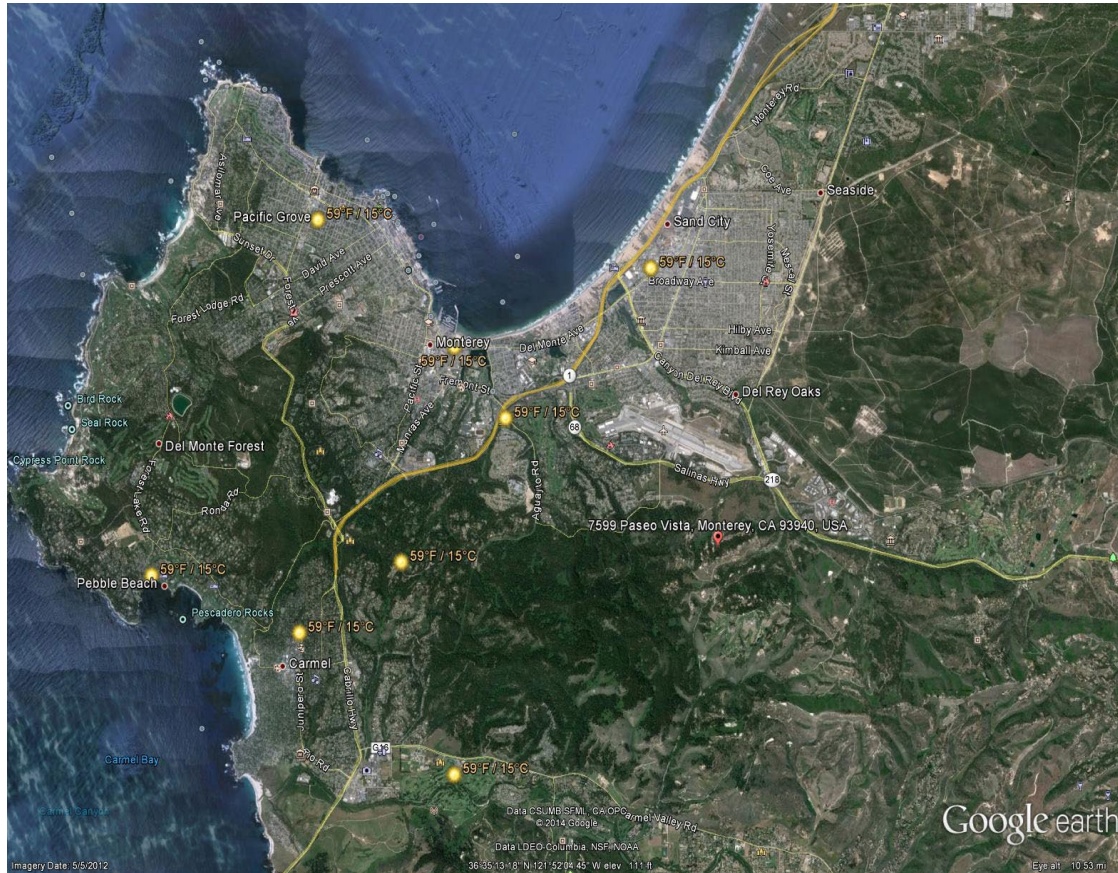


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