

## ALL FIELDS DETAIL



<b>MLS #</b>	62699	<b>View</b>	Trees
<b>Status</b>	ACTIVE	<b>Water</b>	Unknown
<b>Type</b>	RESIDENTIAL	<b>Septic</b>	Other
<b>Address</b>	1200 US Hwy 101 N	<b>Sewer</b>	Unknown
<b>Address 2</b>		<b>Improvements</b>	Yes
<b>City</b>	Crescent City	<b>Seasonal</b>	No
<b>State</b>	CA	<b>Corner Mark</b>	Unknown
<b>Zip</b>	95531	<b>Paved Street</b>	Yes
<b>Area</b>	CRESCENT CITY	<b>CCRs</b>	No
<b>Class</b>	LAND	<b>Owner Finance</b>	No
<b>Asking Price</b>	\$2,900,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

Virtual Tour

## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	HELLA M ROTHWELL - CELL: (707) 460-0604	<b>Listing Office 1</b>	HELLA ROTHWELL - OFFIC: (707) 460-0604
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Coop</b>	5	<b>Bonus Y/N</b>	
<b>Bonus Amount \$</b>		<b>Owner Name</b>	
<b>Owner Phone</b>		<b>Listing Date</b>	1/15/2010
<b>Number of Acres</b>	16.81	<b>Zoning</b>	R2 10 acres
<b>Approx Lot Dimensions</b>		<b>Surveyed Y/N</b>	
<b>APN #</b>	117-020-20	<b>Subdivision</b>	Other
<b>School District</b>	Mary Peacock	<b>Directions</b>	Two entrances, one from Hwy 101 just south of the on ramp to Hwy 101 from Washington Blvd; the other across from Sutter Coast Hospital west of the City water tank (gate closed).
<b>Off Market Date</b>		<b>Client Hit Count</b>	0
<b>Agent Hit Count</b>	0	<b>Cumulative DOM</b>	697
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	1/15/2010	<b>Status Date</b>	1/15/2010
<b>HotSheet Date</b>	1/15/2010	<b>Price Date</b>	1/15/2010
<b>Input Date</b>	1/15/2010 9:12:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$2,900,000		

## FEATURES

### PROPERTY DESCRIPTION

Trees  
Creek  
Meadows  
Located In County  
Plat Recorded

### IMPROVEMENTS

Fencing-Partial

## SOLD STATUS

<b>How Sold</b>		<b>Contract Date</b>	
<b>Closing Date</b>		<b>Sold Price</b>	
<b>Selling Agent 1</b>		<b>Selling Office 1</b>	
<b>Selling Agent 2</b>		<b>Selling Office 2</b>	

## PUBLIC REMARKS

This highly desirable large parcel of land close to the hospital and shopping is zoned R2 multi-family (about 10 acres of it). This zoning has the potential to be changed to conform with the General Plan which calls for a "12 residential units per acre" density and with a 160 unit potential. There is a small creek which runs along the westerly side of the property for its entire length. This portion is zoned NH, it has the potential for a pretty park area for future residents.

## AGENT ONLY REMARKS

This parcel is a developer's dream! Even with its present zoning, the 10 acres can be divided into 7200 sq ft lots with 1-2 family (duplex) on each. Its highest and best use, though, would be to rezone. There is an old house on the property now which is inhabited by a family member but not relevant to the property's potential.

ADDITIONAL PICTURES

