



**FOR SALE | 20.41 AC**

**SALE PRICE: \$1,800,000**

**11285 Sutter Lone Rd**  
Sutter Creek, CA

HOME

HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

For more information, please contact:

**JOHN KAUFMAN**  
Senior Director  
+1 916 288 4562  
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LIC #01271163

[cushmanwakefield.com](http://cushmanwakefield.com)

## Property Highlights

- Prime location within the City of Sutter Creek, CA
- Views of the Sutter Creek Historic Business Corridor and surrounding foothills
- Located immediately north of Amador High School
- Utilities stubbed to the property at multiple locations
- Service Providers include:

**Water** Amador Water Agency

**Sewer** City of Sutter Creek Public Works Department

**Storm Drains** City of Sutter Creek Public Works Department

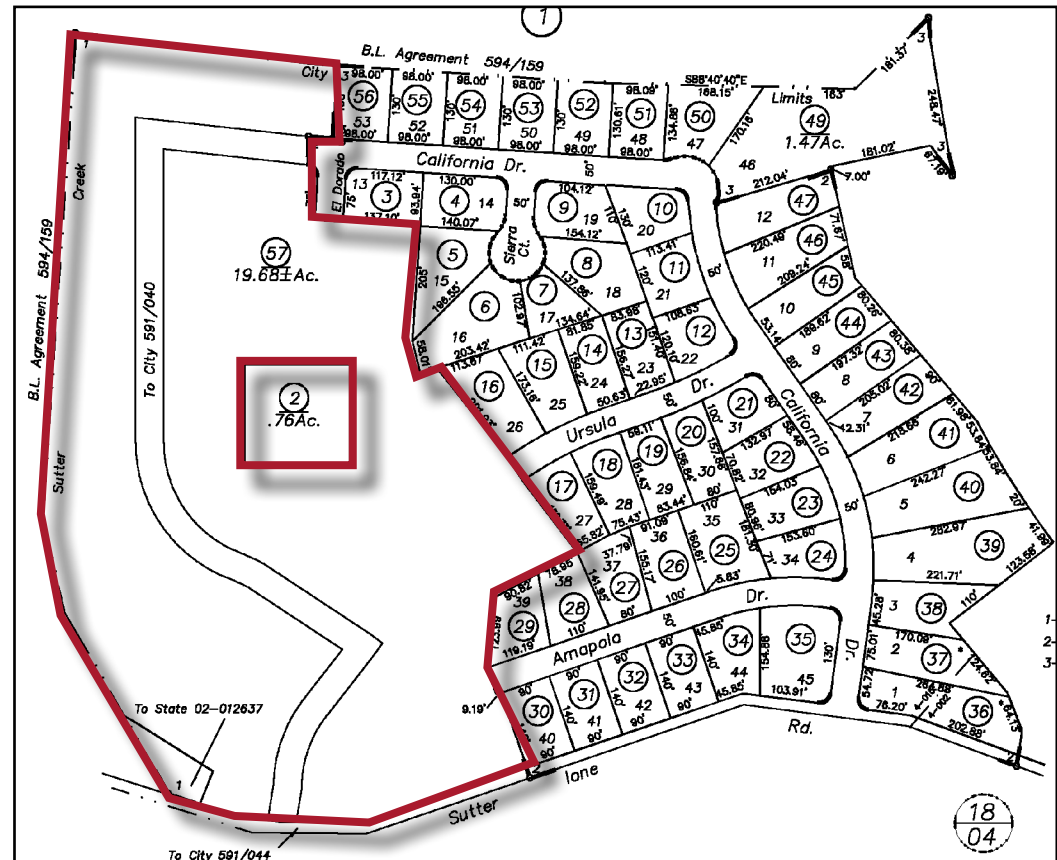
**Schools** Amador County Unified School District

**Law Enforcement** City of Sutter Creek Police Department

**Fire Protection** Sutter Creek Fire Protection District

**Electricity** PG&E

**Natural Gas** PG&E



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PARCEL 2 | 040-210-057-000 | 19.68 AC

**Lot Size** 19.68 AC

**Zoning**

Residential Single Family (RSF) land use designation with a full range of services available and is best suitable for subdivision development. RSF designated lands are generally those regarded for standard lot size single family construction.

**Entitlements**

Previously approved for 52 lots (TM expired in 2006)



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PARCEL 1 | 040-210-002-000 | 0.76 AC

**Lot Size** 33,105 SF

**Building Area** 2,274 SF

**Year Built** 1973

**Parking Spaces** 2

**Zoning** Residential Improved



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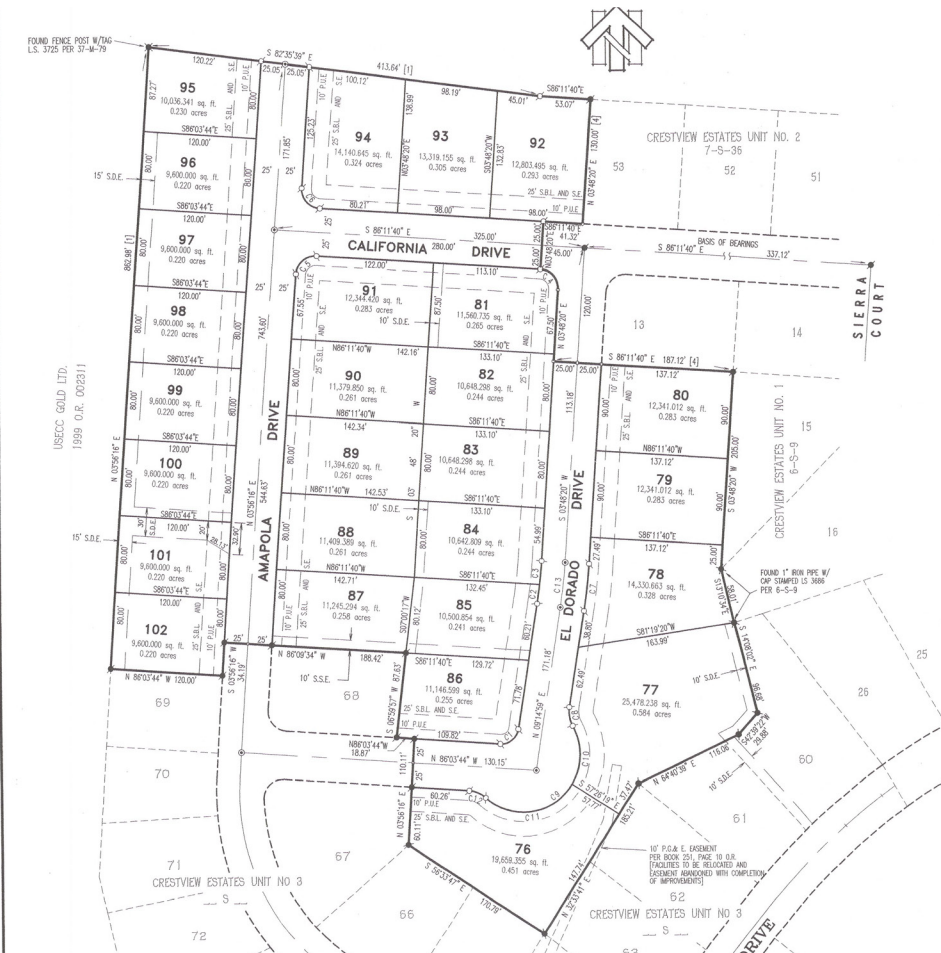
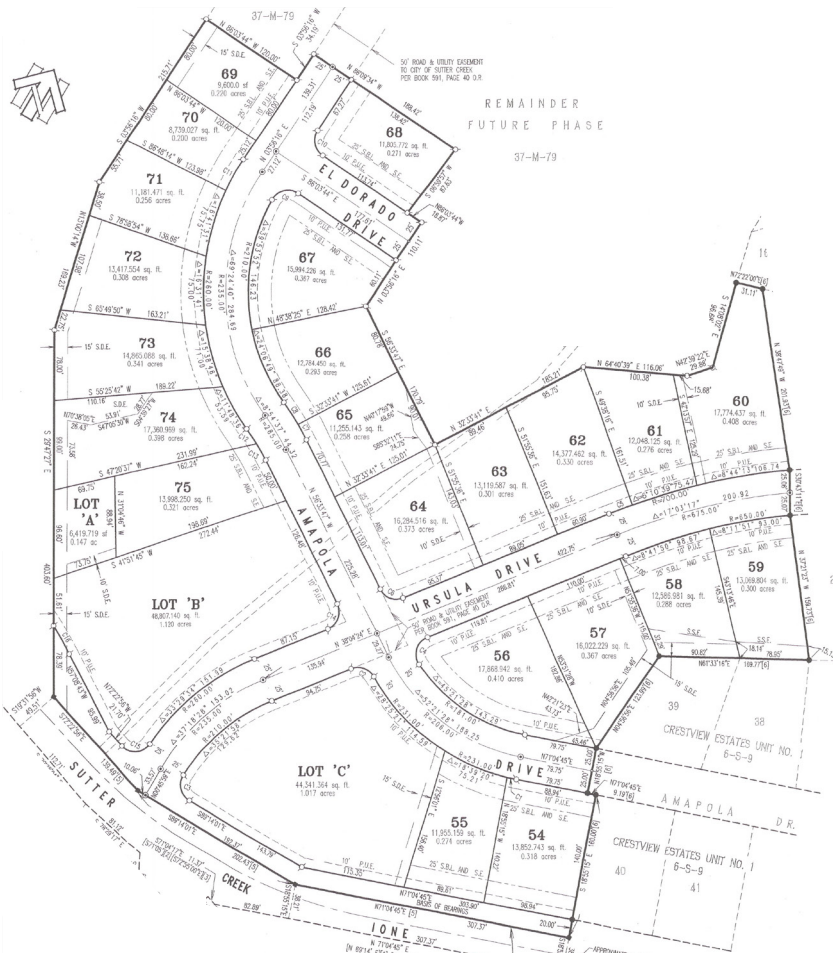
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## PREVIOUSLY APPROVED SUBDIVISION LOT LAYOUTS



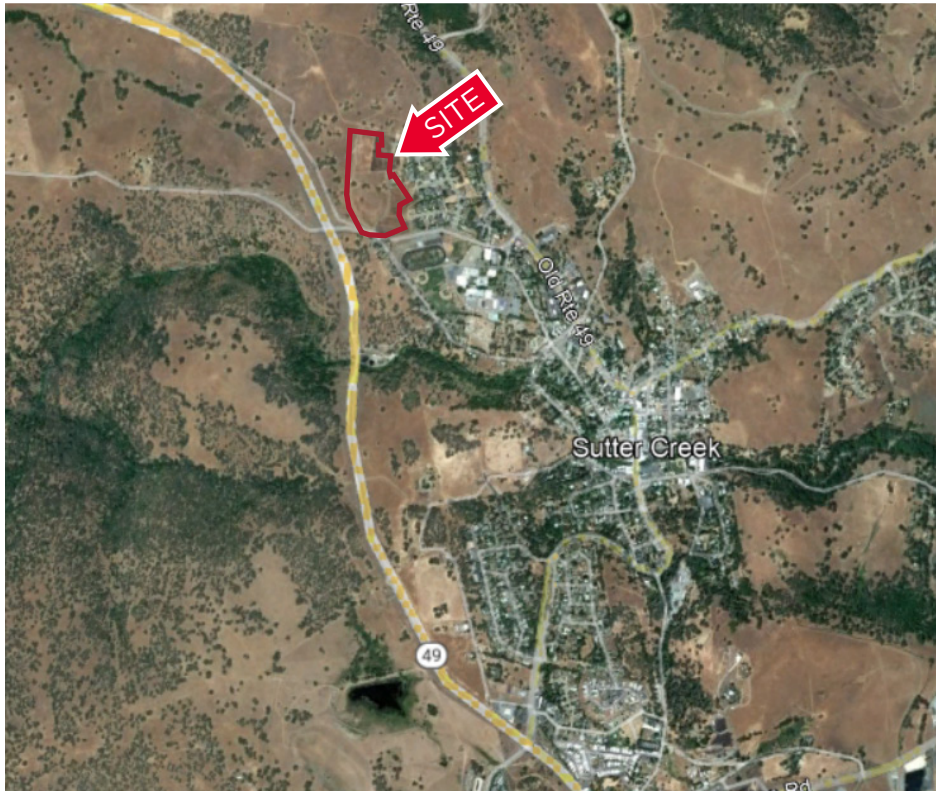
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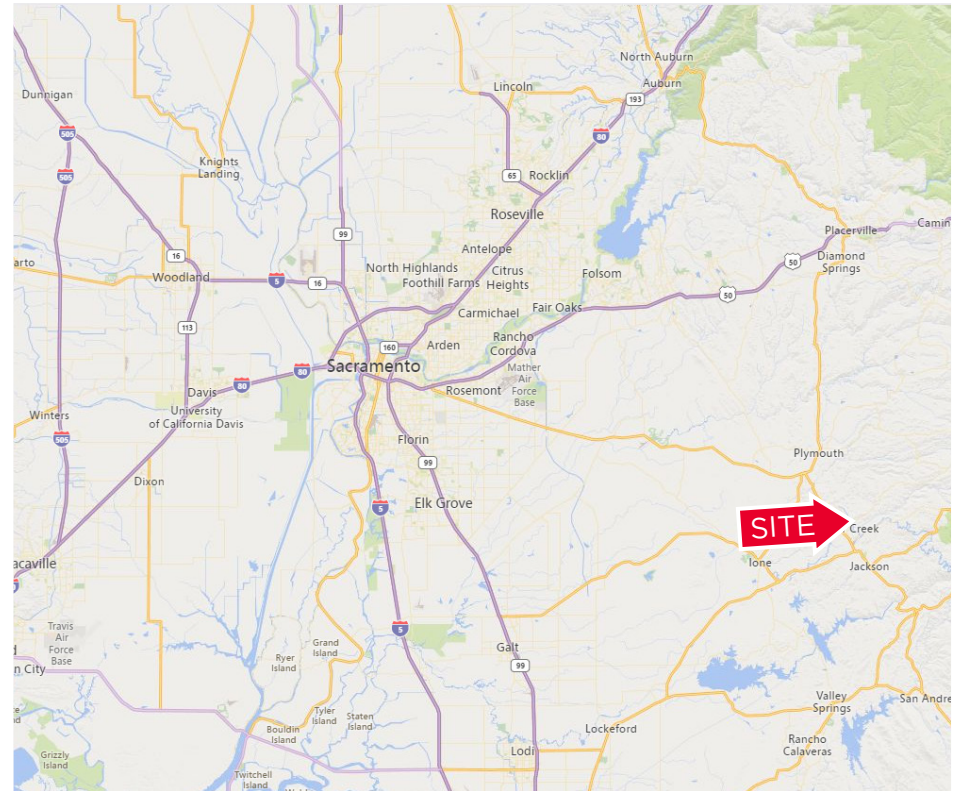
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## Location



Area Map



Regional Map

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