

# **\$799,900 - 21650 Ballenger Road, Cedarpines Park**

MLS® #RW24085339

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**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Land on 57 Acres

Cedar Pines Park (CEPP), Cedarpines Park,

Over 57 acres of lush beautifully treed Southern California land with dramatic natural scenery all around! One of the last remaining large parcels in the mountain areas with LA and Orange County about an hour and a half away. This magnificent property features a level home site with paved and gated entrance. The property has a current water meter servicing the property plus there is also a water well located on the property, giving the new owner options while saving them time & money. The current owner has improved this property with several decks to take in the lakeviews, several storage/workshop/sheds/bunkrooms and water lines for use and irrigation in several areas. This property is ideal for a private family compound or retreat with amazing privacy. Fantastic panoramic lake views, shimmering city lights view and distant mountain views from many locations on the property. There is not another property like this and certainly not at this low price. This acreage features highly sought after RL (Rural Living) zoning which allows for many uses, including agriculture, horses, livestock, chickens, home business, farm, vineyard, dog boarding, construction equipment storage and more. For the savvy investor there is the possibility for the acreage to be split/divided down to 5 acre minimums to maximize the potential return on this acreage. Move on this opportunity while you can!



## Essential Information

MLS® #	RW24085339
Price	\$799,900
Bathrooms	0.00
Acres	57.32
Type	Land
Status	Closed
Listing Agent	Noah Beauvais
Listing Office	KELLER WILLIAMS LAKE ARROWHEAD

## Community Information

Address	21650 Ballenger Road
Area	286 - Crestline Area
Subdivision	Cedar Pines Park (CEPP)
City	Cedarpines Park
County	San Bernardino
Zip Code	92322

## Amenities

View	Lake, Mountain(s), Panoramic
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## Exterior

Lot Description	Gentle Sloping, Horse Property, Level, Rolling Slope, Secluded, Trees
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## Additional Information

Date Listed	April 29th, 2024
Days on Market	542
Zoning	CF/RL-5
Short Sale	N
RE / Bank Owned	N

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