

11.08 AC CHANNEL RUN RD, SKY VALLEY

DESERT MOUNTAIN ESTATE LOTS



CHANNEL RUN RD, SKY VALLEY, CA

FEATURES

- Elevated lot in Sky Valley with domestic water available
- Sky Valley is trending and becoming well known for its abundance of therapeutic mineral water
- Breathtaking views of the Santa Rosa and San Jacinto Mountains
- 7 acre lot nearby sold for \$429,000 in 2023
- Less than 4 miles away from the City of Desert Hot Springs
- Desert Hot Spring demonstrates strong demographic and economic growth and has an impressive population growth rate of approximately 0.91% per year

PRICE: \$169,000 (\$15,253/AC)



VICINITY MAP



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located near Channel Run Rd, Sky Valley, CA.
- **Zoning:** [Click here to view W-2 Zone \(Controlled Development Areas\)](#)
- **General Plan:** [Click here to view Rural Residential](#)
- **APN:** 654-270-011
- **Parcel Size (According to County Assessor's Information):** 11.08 acres
- **Utilities:** Domestic Water on Channel Run Rd
- **Earthquake Fault Zone:** No
- **Multi-Species:** No
- **Terms:** Cash
- **Comments:** Escape to the beautiful desert mountains. Less than 4 miles from the City of Desert Hot Springs. Sky Valley is known for its famous hot water that makes this region a favorite wintering spot of snowbirds and others seeking the therapeutic benefits of hot mineral water.

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.