

# 185 Lots - Country Club Infill - Bakersfield



# 185 Lot Infill - Bakersfield

Document Folder: <https://www.dropbox.com/sh/61bludoyvahvkr2/AAARsJT4XC7btqoz82pKmM1va?dl=0>

**Description:** Located inside the gated Rio Bravo CC, this infill VTTM consists of 185 affordable by design lots surrounded by the golf course.

**Access / Location:** Located inside the gated community of Rio Bravo Country Club, off Hwy 178.

**Address:** [14501 Casa Club Dr. Bakersfield, CA 93306](#)

**Lot Size:** 3,500sf - 35'x100'

**Entitlements:** Vesting Tentative Map #6763 for 185 lots expires in May 2027.

**Premiums:** 46 lots are on the golf course.

**Final Engineering:** Grading, Drainage, Sewer, Street and Utility Plans are substantially completed.

**HOA**

**Dues:**

Master Association is \$52.51

per month

School	Grades	State Rank	Distance
Cesar Chavez	K-6	8/10	4 Miles
Fletcher Elementary	K-5	6/10	4 Miles
Cato Middle	7-8	4/10	4 Miles
Foothill High	9-12	5/10	7 Miles



# Why Buy Bakersfield Infill



- Build for rent or for sale community.
- Inside a gated community.
- Final Engineering substantially approved.
- Surrounded by a championship golf course.
- 46 lots on the golf course.
- Bakersfield is the County seat for Kern County.
- Flat site.
- Diverse Economy consisting of Ag, Oil, and Government.
- The product is affordable by design.

# 185 Lot Infill - Bakersfield



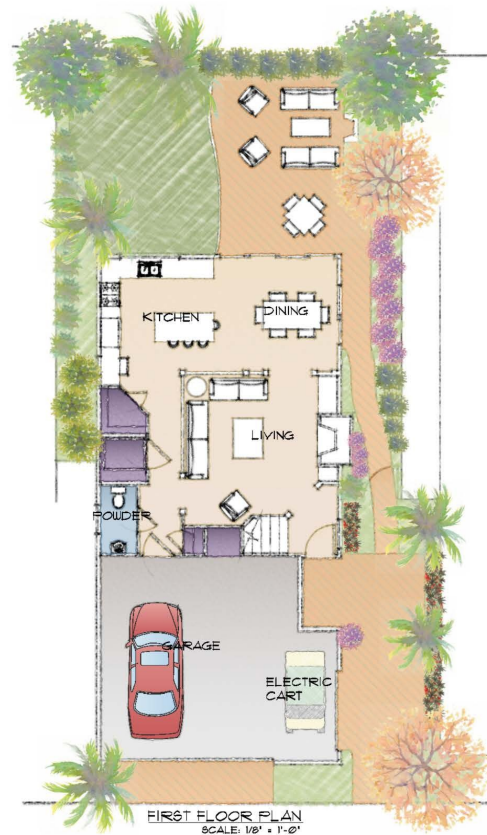
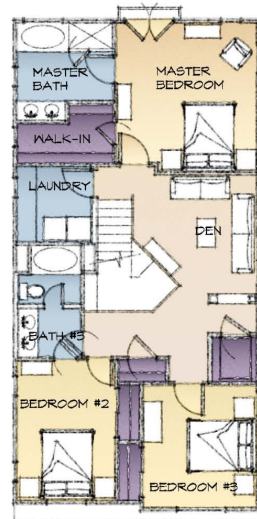
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# Unit Plans Version 1



PLAN "A"



PLAN "B"



# Unit Plans Version 1

PLAN "C"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PLAN "D"

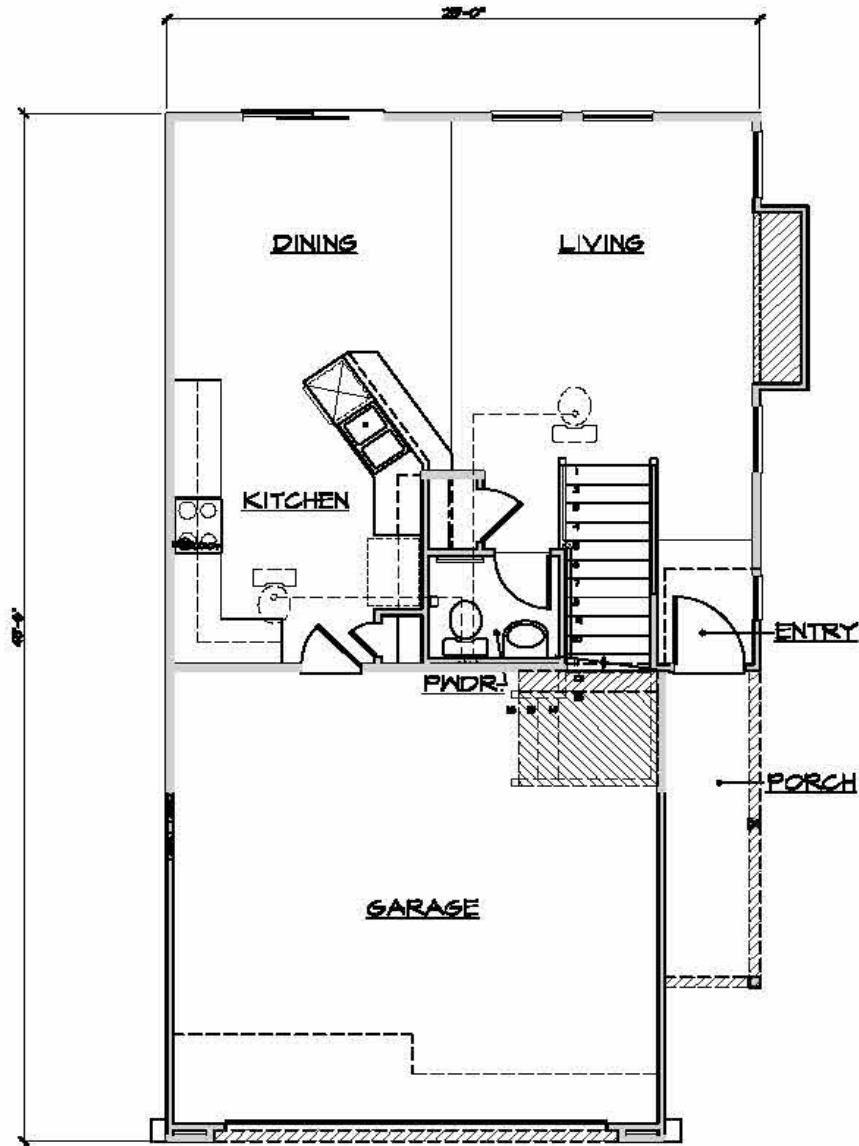


FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



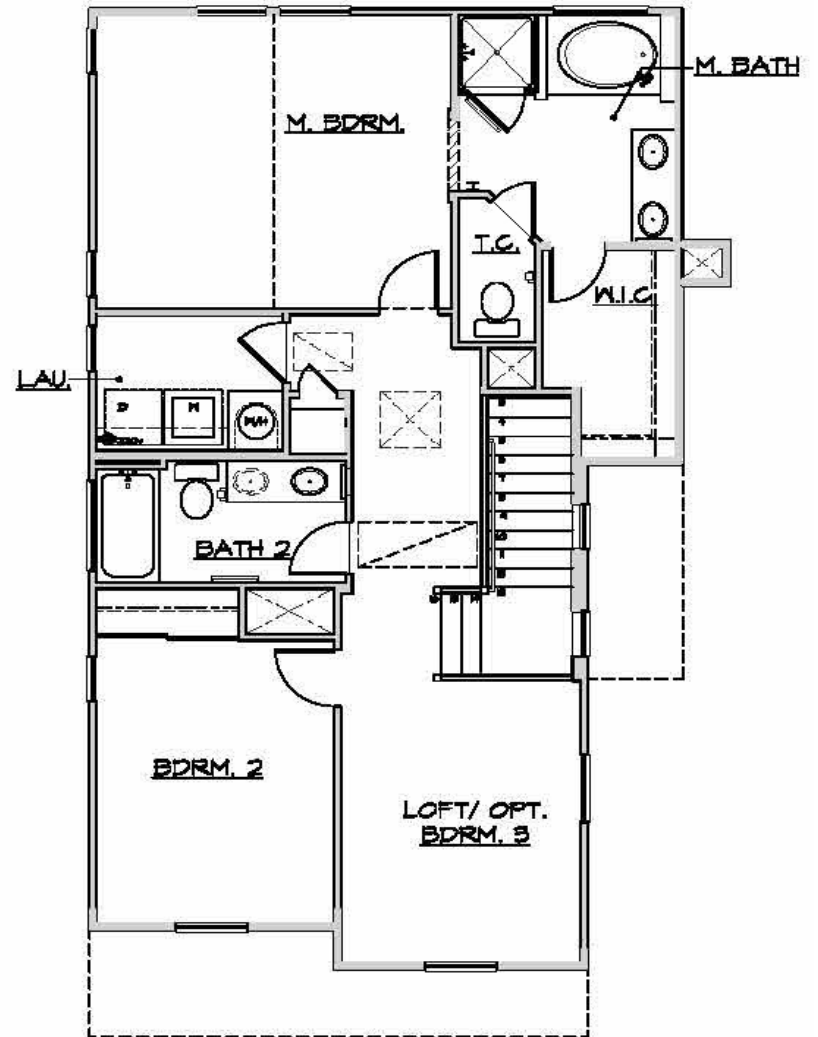
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# Unit Plan Version 2



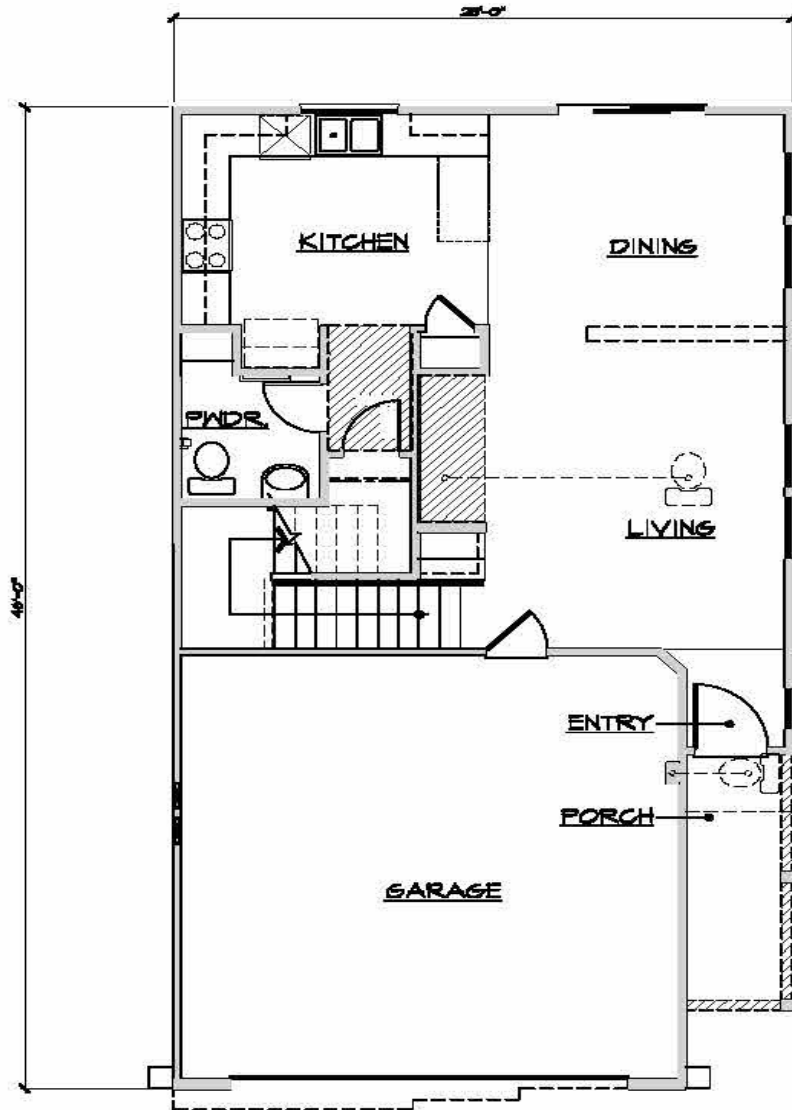
**FIRST FLOOR PLAN**

1,531 sqft

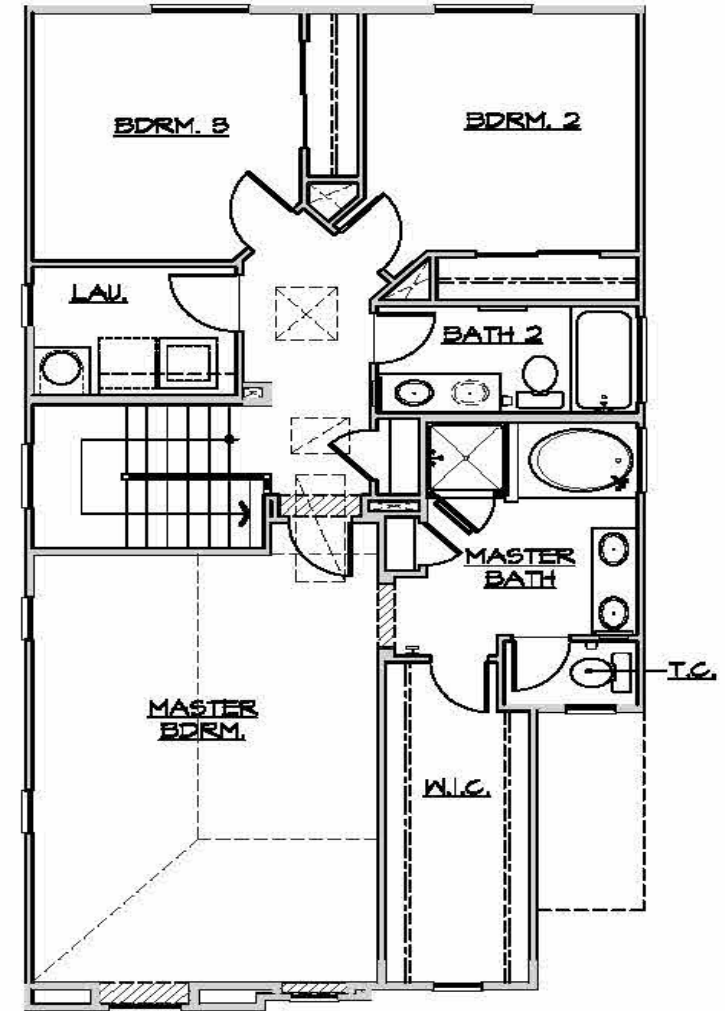


**SECOND FLOOR PLAN**

# Unit Plan Version 2



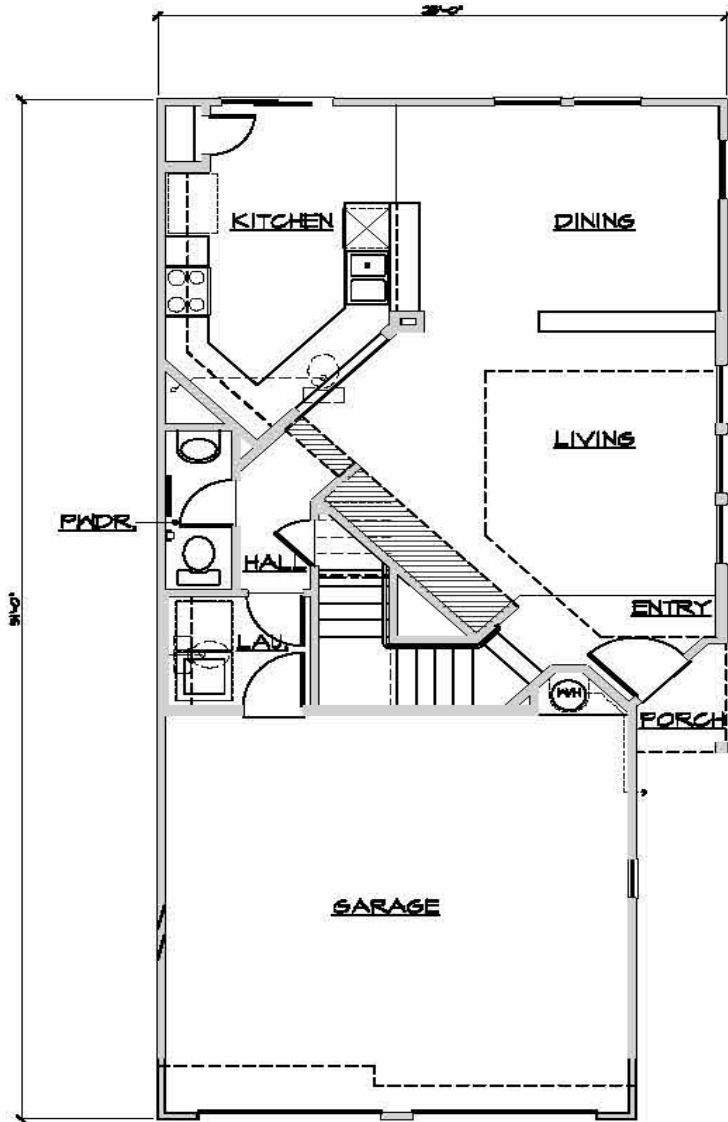
**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

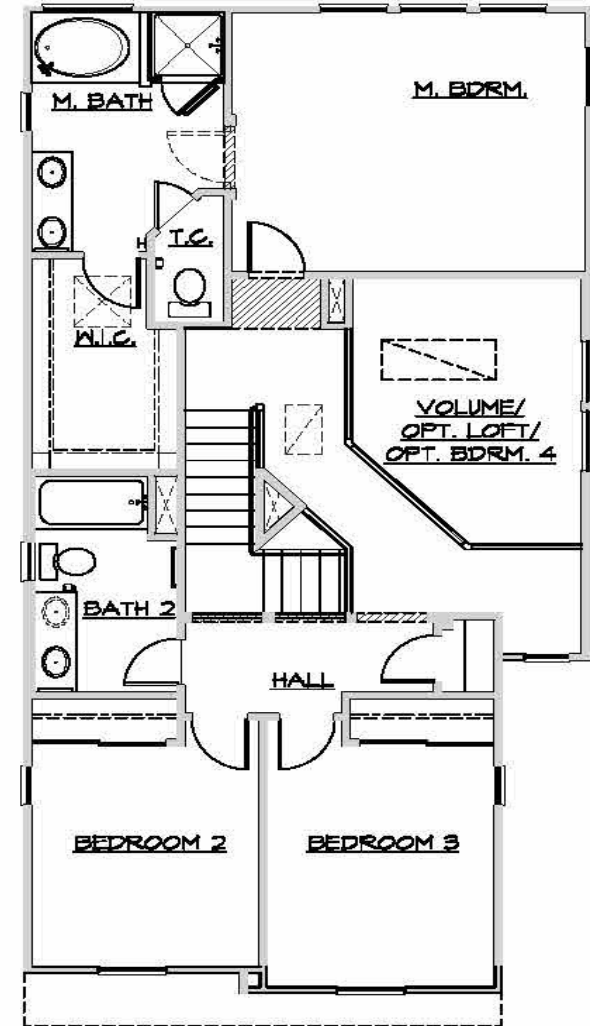
1,697 sqft

# Unit Plan Version 2



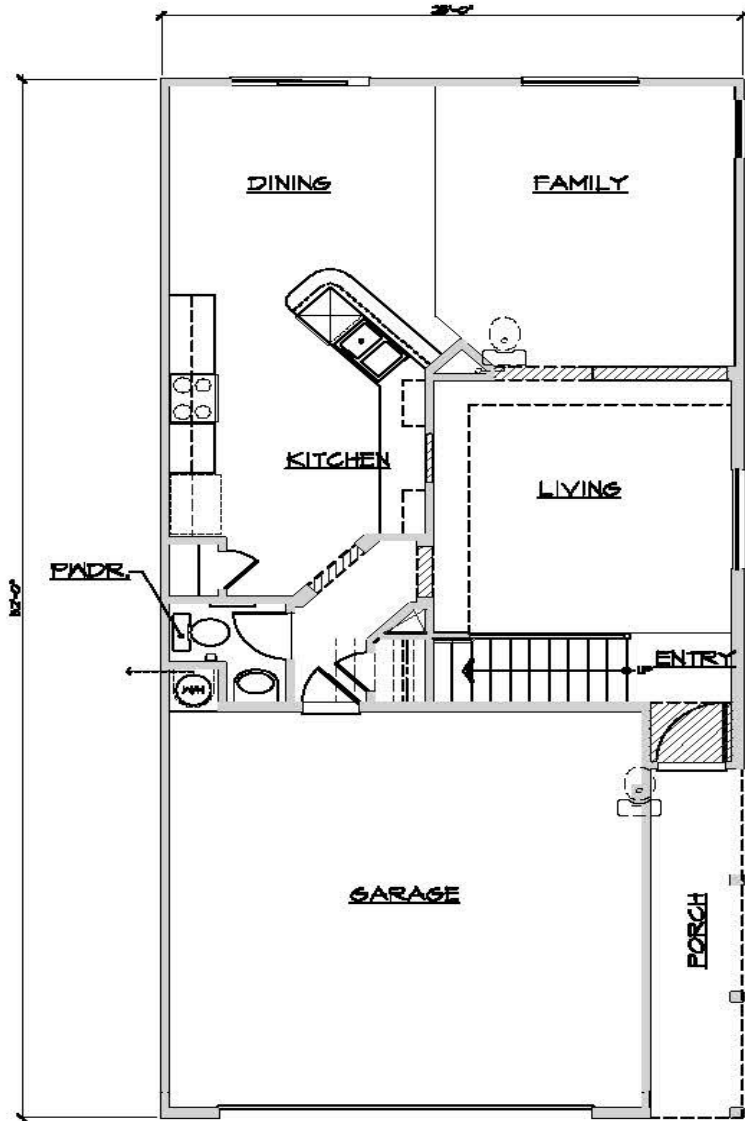
**FIRST FLOOR PLAN**

1,864 sqft

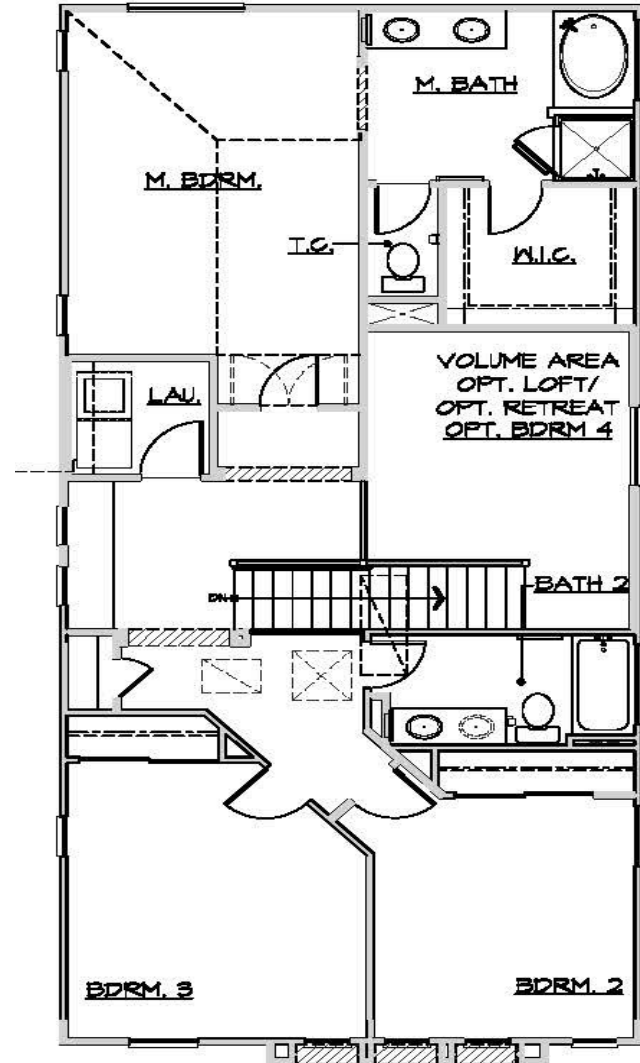


**SECOND FLOOR PLAN**

# Unit Plan Version 2



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

2,146 sqft

# Site Map - 185 Lots

