

**On Top
of the World!
49-ACRE
HOMESITE**

\$375,000

Assessor's Parcel
066-160-62
Vicki Lane



**Mountain
Vista
Estates
Parcel 4**

2 Minutes to "Downtown Groveland" . Final parcel map recorded November 2006. Groveland Community Services District **public water & fire hydrants**. Access to 20 foot wide gravel road from White's Gulch Road via Highway 120. Walk around gate to end of Vicki Lane; Parcel 4 is to the Northwest- see attached map =>



Zoning is A-20—a second dwelling unit is allowed with a use permit from Tuolumne County.

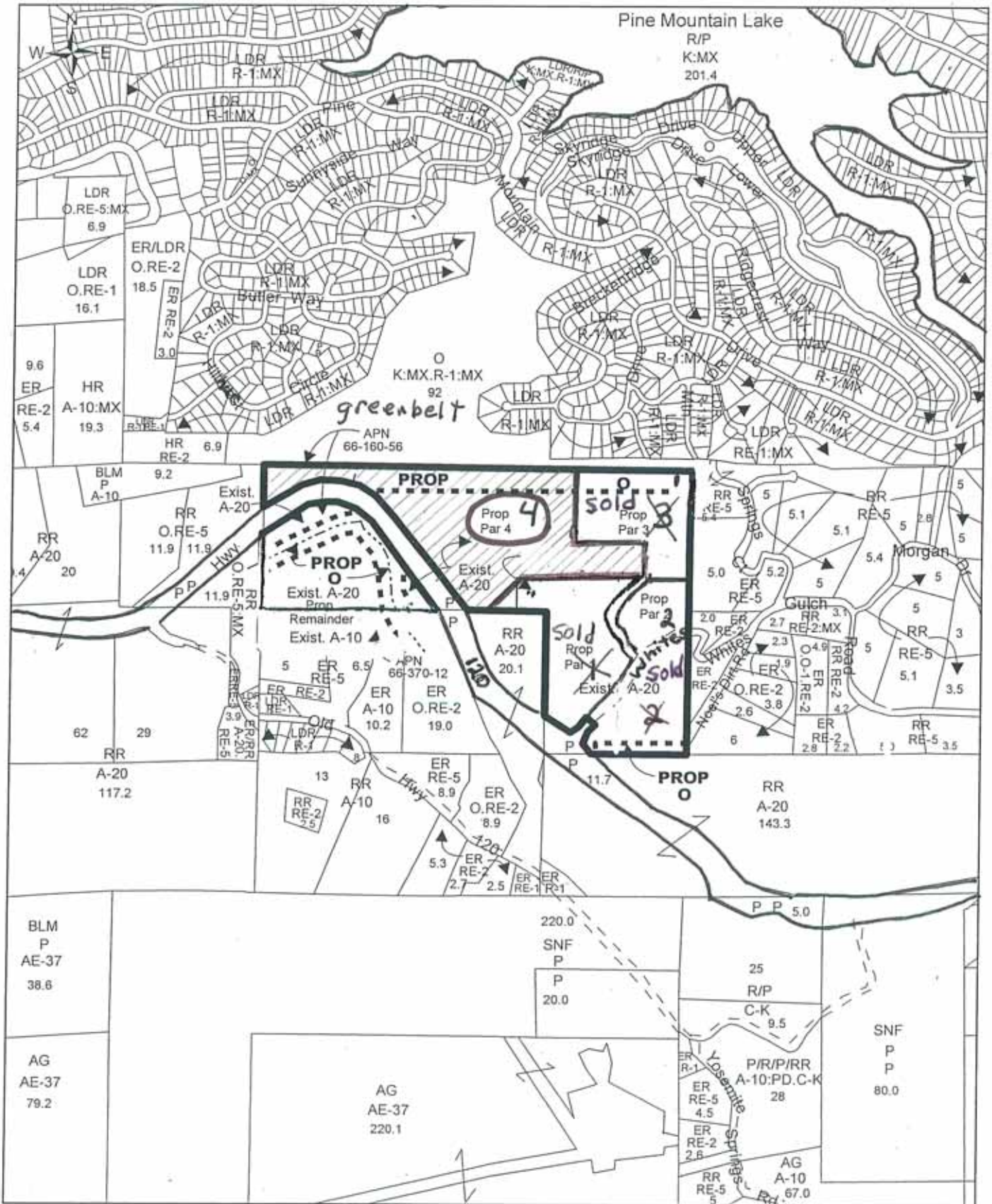
"Mutual road maintenance agreement" in place for Vicki Lane.

Adjacent to: Pine Mountain Lake greenbelt and Unit 13, Yosemite Acres and Berkshire Inn Bed & Breakfast. See attached aerial photo =>



*The perfect setting for
your dream home*

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Pine Mountain Lake

PML Golf Course

Unit 8

Unit 13

green belt

3

4

TACTO

HWY 120

1

2

Morgan Drive

Noel's Dirt Road



