

FOR SALE > SIX RESIDENTIAL LOTS

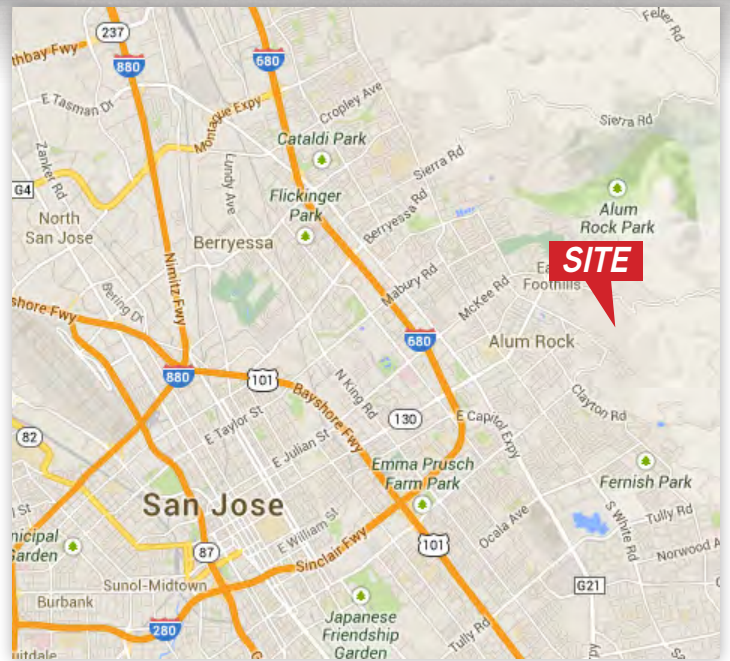
# VILLA ANTONIA

ROSEMAR AVENUE and ROSEMAR COURT, SAN JOSE CA



## Property Highlights

- > Final Map approved for six residential lots of 8,300 to 28,000 Sq Feet
- > All utilities are to the site
- > Majority of Infrastructure completed
- > Price "6 Lot Package": \$3,000,000



THOMAS P. KREHBIEL  
BCK Real Estate Services LLC  
+1 925 766 9504 (c)  
tpkrehbiel@yahoo.com

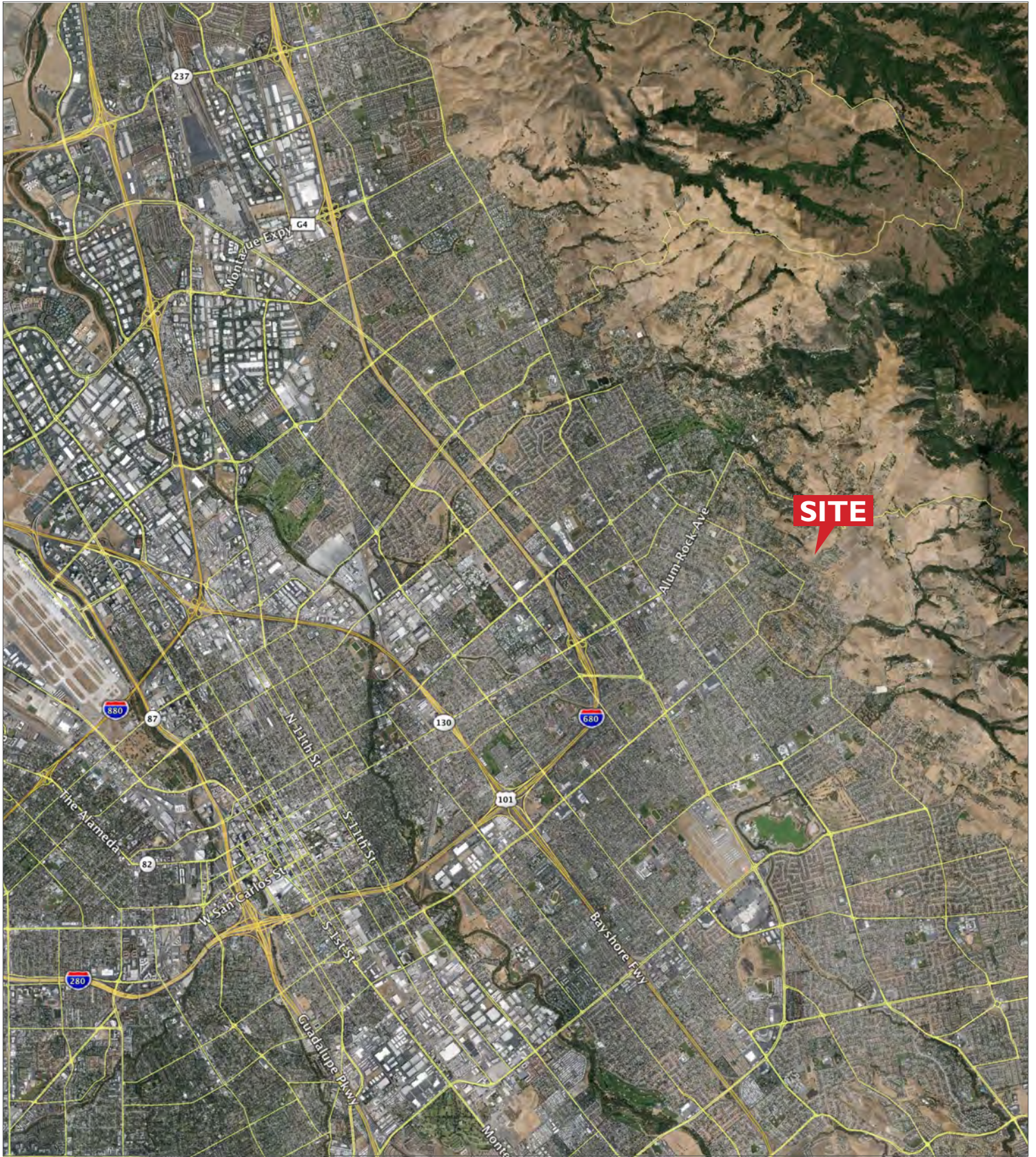
Commercial Real Estate Services  
**EQUUS**  
ASSOCIATES

DEAN CHESNUT  
Equus Associates  
+1 408 505 7717 (c)  
equusdean@gmail.com  
CA License No. 00887755

## PROPERTY SUMMARY

Location:	Rosemar Avenue and Rosemar Court
City:	San Jose
County:	Santa Clara
Parcel Size:	Lot A: 9,730 Sq Ft Lot B: 8,373 Sq Ft Lot C: 9,267 Sq Ft Lot D: 19,744 Sq Ft Lot E: 21,191 Sq Ft Lot F: 27,669 Sq Ft
School District:	Alum Rock Union School District East Side Union School District
Topography:	Flat
General Plan:	Residential Estates
Zoning:	PD
Infrastructure:	Property was previously approved for two (2) lots; utilities and improvements were constructed at that time.
Existing Improvements:	Curb and gutter along Rosemar Avenue. Rosemar Court (including utilities within Rosemar Court) currently include sewer and water laterals for two (2) units. Note that additional water, sewer and JT facilities will be required.
Price "6-Lot Package":	\$3,000,000

### REGIONAL AERIAL



## FINAL MAP – LOTS A, B, C, D, E & F



**NOTE:**  
EXISTING CREEK TO BE USED TO DRAIN STREET AREAS. EXISTING CREEK ENTERS CITY OF SAN JOSE STORM SYSTEM AT REYNAUD DRIVE

EXISTING SURFACE DRAIN RELEASE EASEMENT AND PRIVATE STORM DRAIN EASEMENT

