



UPCOMING PROPERTY SALE

Where: Sydney Reservoir Property, near 2800 Sydney Way, Castro Valley

What: Approximately 2.18 acre site (95,049 square feet) - **Buyer to verify**

Zoning: R1-CSU-RV (Single Family Residential with minimum 6,000 square foot lots. Secondary Unit Permitted, Special Rules for RV Storage) - **Buyer to verify**

General Plan: Hillside Residential (up to 8 dwelling units per acre) - **Buyer to verify**

APN: 084B-0410-006-10

Disclosures:

The property does not have street frontage on Sydney Way, it is accessed via an easement across the adjacent parcel. As such, the property is not currently a legal building site because it does not have fee frontage on a public street. A variance would be required to allow development using the existing easement.

Utilities are available in Sydney Way and would need to be installed in the existing easement. The easement allows for a roadway and water and electric utilities - the installation of gas or sewer lines would not currently be permitted under the terms of the existing easement.

Asking Price: \$1.1 million **Purchase Deposit:** \$20,000

For more information, including current Title Report, Planning Reports, Offer Instructions and Purchase Agreement please visit:

www.ebmud.com/property

Please contact EBMUD Real Estate Services at 510-287-1244 if you wish to be removed from the EBMUD surplus property mailing list

