



## 6.46 +/- ACRE LOT WITH AMAZING SUNSET & GOLF COURSE VIEWS

LOT #3 LA DOLCE VITA PLACE, AUBURN | OFFERED AT \$519,000 | MLS# 224063436



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Imagine creating your own custom estate perched on a hilltop knoll with lovely sunset views, tree studded surroundings, vast open space ideal for a shop or ADU all set among other upper-end estate-style homes and Black Oak Golf Course. Plus, no HOA!!! Well, look no further - this is it! This exclusive 6.46ac parcel is ready for your dream home. Enjoy stunning sunset and golf course views, paved street access, no HOA and extensive infrastructure in place including the following: PCWA water meter with backflow devices for both the residence and a home's fire suppression system, power & pole at the property, perc and mantle test on file, its fully fenced and has 3 fire hydrants along the road of the property. Not just a homesite, but a lifestyle: Situated just minutes from the freeway, local amenities and just steps to the golf course. Live the Auburn dream...everyday!

**LEARN MORE AT [OLADOLCEVITA.GOLYON.COM](http://OLADOLCEVITA.GOLYON.COM)**

## FEATURES & AMENITIES

- 6.46 +/- Acres
- Amazing Building Site
- Spectacular Sunset & Golf Course Views
- Tree Studded Area
- Paved Street Access
- PCWA Water Meter
- Power Pole at the Site
- Fully Fenced
- 3 Fire Hydrants
- No HOA
- Close to Black Oak Golf Course, Freeway and Amenities



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