



## DOWNTOWN GLEN ELLEN LAND

BEDROOMS

5045 Warm Springs Road , Glen Ellen, CA 95442 United States

PROPERTY ID: F7S7LJ | MLS ID: 323011758

**\$400,000**

FULL BATHROOMS

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Superior building parcel near downtown Glen Ellen. Views of Sonoma Mountain and numerous, magnificent 100+ year old olive trees dot the property creating privacy and elegance. Plenty of room on this generous-sized 1/3+ acre to build your dream home, pool, other structures, etc. Public utilities available make building a breeze. Charming Glen Ellen is in the heart of wine country and offers a gourmet grocer, charming cafes, parks and the Michelin rated Glen Ellen Star restaurant, all just steps away.

± SQ.FT.

**0.34**

± ACRE(S)

**SHONE GROUP** / REAL ESTATE  
*wine country expertise 1980-now*

5045WarmSprings.com



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Sotheby's International Realty - Wine Country – Sonoma Brokerage

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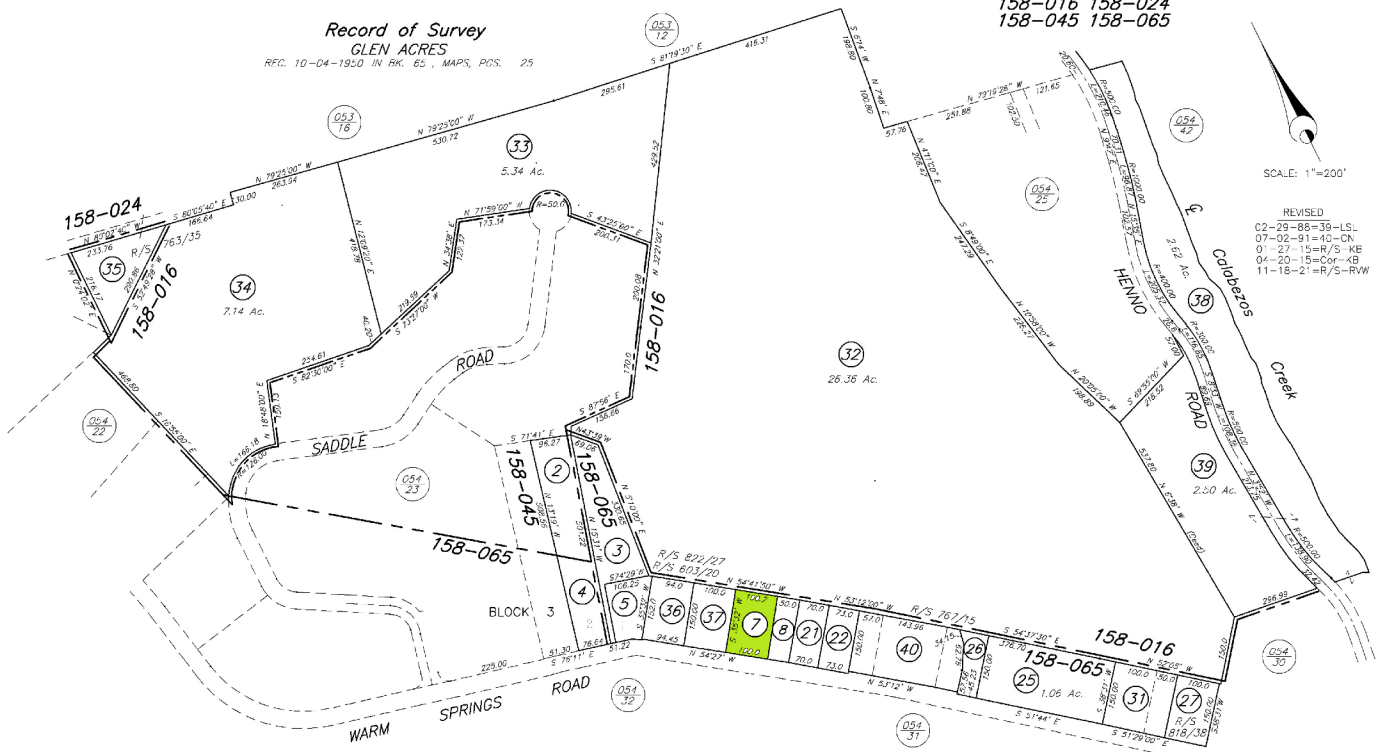
# COUNTY ASSESSOR'S PARCEL MAP

Record of Survey  
GLEN ACRES

REC. 10-04-1950 IN BK. 65, MAPS, PCS. 25

TAX RATE AREA  
158-016 158-024  
158-045 158-065

054-24



SCALE: 1"=200'

REVISED  
02-29-88=39-LSL  
07-02-91=40-CN  
01-27-15=R/S-KB  
04-20-15=04or-4B  
11-18-21=R/S-RW

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data disclosed.



Assessor's Map Bk. 054, Pg. 24  
Sonoma County, Calif. (ACAD)

KEY 2-03-15 KB