

LOS ANGELES COUNTY THOMAS GUIDE: PAGE #4459, D6

Directions to Lots on CROMWELL AVE AND DRIVER, VAL VERDE, CA 91384

Owner: Steven, 818-708-3939

COMING FROM THE SOUTH | EAST | WEST--Take Interstate 5 (FWY I-5) NORTH. Go through Newhall / Santa Clarita / Valencia areas.-Go past Lyons Ave., McBean Pkywy., Valencia Blvd., Magic Mountain Pkwy. and Rt. 126/Newhall Ranch Rd exits.

1. Next, exit at HASLEY CANYON RD., then going back over the I-5 bridge, go around the circle halfway to your FIRST LIGHT. You will be on HASLEY CANYON RD. (You will see a Ralphs Grocery on your right). **SEE #2** and follow from there.

COMING FROM THE NORTH-1. Take I-5 SOUTH and exit at HASLEY CANYON RD. Take a LEFT at Exit Ramp traffic Light. Then take a RIGHT at next traffic light at corner on to HASLEY CANYON RD. (consider this your 'First Traffic Light'). You'll see Ralphs Grocery on right. **SEE #2** and follow from there:

2. After your SECOND LIGHT about half mile away, take a RIGHT here as HASLEY CANYON RD does continue here with this hard right turn (you will see a shopping plaza on the left.).
3. 3. Follow HASLEY CANYON RD for about 1 mile. Then take a soft LEFT on DEL VALLE RD. (you will see big oil pumps here on the left and a little bus shelter here)
4. . Follow DEL VALLE RD (it is a windy/curvy road) for about 1 mile into VAL VERDE to CROMWELL AVE which is your second LEFT after getting on Del Valle Rd)
5. Take CROMWELL AVE. Go about a half mile and on your RIGHT (south side of street) you will see the vacant lot next to 29544 CROMWELL AVE (metal fence around house).
6. NOTE!!!! - There are TWO separate lots here. The one lot for sale is on the right side along metal fence. It should still have owner's yellow/black 'For Sale Sign' posted sign as seen in pictures, and also a CENTURY 21 PALMIERI sign too. Property line and 'Lot #133' are painted in street, and it is also painted on rear brick wall with a red arrow.
7. To DRIVER AVE LOT: Leave CROMWELL AVE and go back to DEL VALLE RD the way you came. Take a LEFT on to DEL VALLE RD.
8. Just several yards away you will come to the end of Del Valle Rd. to HUNSTOCK ST. Take a RIGHT on HUNSTOCK ST. Then take a very quick first LEFT 200 hundred feet away on to LINCOLN AVE (you will see a vacant lot on the corner).
9. Take another quick first LEFT 200 feet away on to DRIVER AVE.

10. Go up DRIVER AVE ¼ mile or so and you will pass the only house on the left side of the street, and after this you will see a large FLAT area of open land on your LEFT (north side) located directly opposite 29720 DRIVER AVE.
11. The flattest lot is the one for sale with the owner's yellow/black 'For Sale Sign' and CENTURY 21 PALMIERI sign (To the left of the property there maybe a white/blue Prudential Realty sign on a small hill this is NOT my lot). You will see 'Lot #33' painted in street with lot lines arrows showing property lines. There are lot line stakes in back of property.
12. DRIVER AVE LOT NOTES: There is a County required 15' FT building/home setback in the rear. The property line ends a few feet into the hill. Therefore you cannot include that hilly area as useable buildable space anyway. Be sure to walk to the back and check out the great mountain view. Consider building a roof deck/wrap-around porch; and also digging a notch into the hill in the rear for an elevated walk-up/step-up patio with a mountain view! Ask about adjoining lot to the east (identical size).





