



## A DREAM RESORT DEVELOPMENT AVAILABLE THROUGH BANKRUPTCY

**Diablo Grande is a private residential and resort enclave situated in the Diablo Mountain Range in California. It is a gated community nestled in the oak studded hills of the Diablo Range at an elevation of 1,535 feet. Positioned approximately 9 miles northeast lies the burgeoning hub of Patterson, CA.**

**Celebrated for its scenic vistas, diverse wildlife, tranquil way of life, and an array of amenities, Diablo Grande is a renowned and must see destination.**

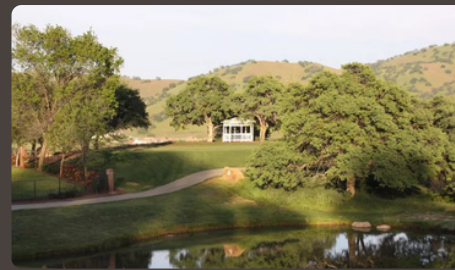
***Contact Gina Scotland at 209-679-1582***



3,037 acres in a serene location  
Mixed use residential and  
commercial zoning



Space available for up to an  
additional 1600 homes



60+ custom view home lots  
stubbed for utilities ready to  
build



County approved for  
additional construction

### **Exclusive Water District**

Water rights up to 2500-acre feet • Sewer rights up to 2300 homes • 2 Championships golf courses – in need of renovation • 2 Winery Vineyards (in need of renovation) • Beautiful Clubhouse including restaurant, bar, pro shop, pool, and other amenities • Ideal setting for weddings, concerts. • Opportunity for Resort Hotel, Winery and Equestrian Center • County Firehouse onsite.