



GONELLA REALTY  
ATWATER

2581 FIRST STREET  
ATWATER, CA 95301  
BUS. (209) 358-6429  
TOLL FREE (800) 921-SELL  
FAX (209) 358-2356  
[www.gonellarealty.com](http://www.gonellarealty.com)

### Shaffer Lakes West, Atwater CA

Location: Corner Shaffer & Camellia Rd

Data: 14 finished lots ranging in Size from 6,000-12,000 Sq. Ft.  
5 Lots on water  
9 Lots off water  
Gated Community

Development Info: City of Atwater  
750 Bellevue  
Atwater, CA 95301  
209-357-6300  
[www.atwater.org](http://www.atwater.org)

Terms: Submit

Price: \$780,000  
On Water \$75,000 each  
Off Water \$45,000 each

Offered by: Andy Krotik  
209-777-5070  
[andykrotik@mercedcountyland.com](mailto:andykrotik@mercedcountyland.com)  
[www.MercedCounty.com](http://www.MercedCounty.com)

Exclusive Agents: Coldwell Banker Gonella Realty

NOTE—  
 This map is for Assessment purposes only.  
 It is not to be construed as portraying  
 legal ownership or division of land for  
 purposes of zoning or subdivision law.

POR. N.E. 1/4 SEC. 36, T.6S., R.12E., M.D.B. 8M.

- 1. N00°03'35"E 5'
- 2. N44°30'00"W 64.52'
- 3. N44°30'00"W 21.27'
- 4. N89°56'25"E 23.81'
- 5. N00°03'35"E 20'

Tax Rate Area 001-001 / 50-28

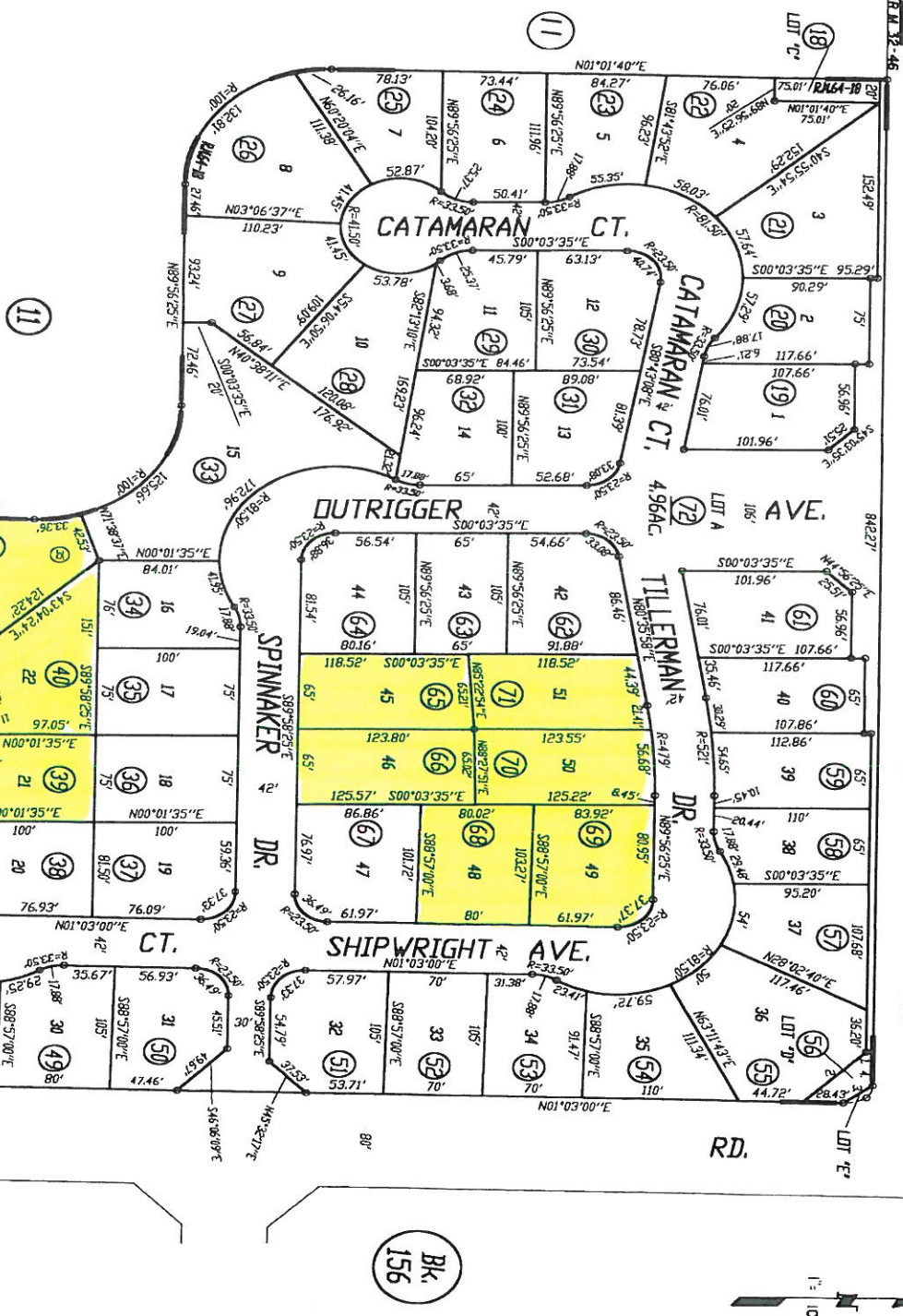
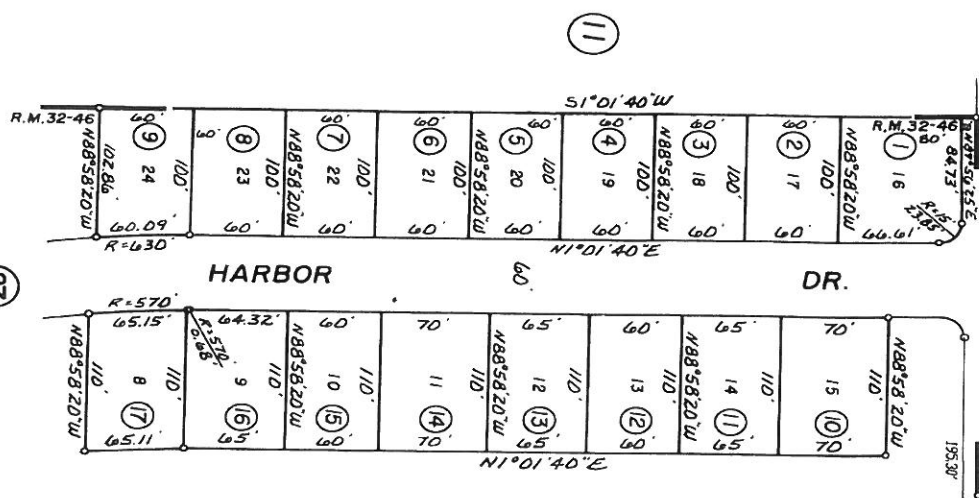
CAMELLIA

15

11

DR.

DR.



DRAWN 8-87  
 REVISED 12-04

Shaffer Lakes West Unit No.1, R.M. Vol.32, Pg.46  
 Shaffer Lakes West Unit No.3, R.M. Vol.64, Pg.18

NOTE— Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 150 - Pg.28  
 County of Merced, Calif.  
 1987

