

Bear Brand Ranch

CUSTOM ESTATE LOT FOR SALE

10 O HILL RIDGE ♦ LAGUNA NIGUEL ♦ CALIFORNIA ♦ 92677

This rare, one of a kind, 4.79 Acre Custom Estate Lot, with 30,000 Sq/Ft Building Pad, is located within the prestigious Gated Guarded Custom Residential Community of Bear Brand Ranch. The Property is uniquely situated at the end of the cul-de-sac and provides privacy with dramatic City, Valley and Mountain views. The Property is ideally suited for a truly magnificent Country Estate featuring an elegant Main House, separate Guest House, Pool & Pool House, Circular Gated Private Driveway, RV Parking and lavishly landscaped Estate Grounds with Tennis Court and possible Equestrian Stables.

PROPERTY INFORMATION:

Street Address:	10 O Hill Ridge
City:	Laguna Niguel
County:	Orange
State:	California
Lot & Tract Nos.:	Lot No. 6 of Tract Map No. 12203
Assessor's Parcel No.:	673-621-68
Lot Area:	208,652 Sq/Ft (4.79 Acres) Approximate
Pad Area:	30,000 Sq/Ft (0.69 Acre) Approximate
View Corridors:	Northerly Laguna Niguel City Lights & San Gabriel Mountains Easterly Saddleback Mountain & Laguna Niguel City Lights Westerly Laguna Niguel City Lights
Equestrian Use:	Potential for Equestrian Stable / Property connects to Equestrian trails
Tennis Court:	Ample room for a regulation Tennis Court
Setting:	World Class Coastal Custom Residential Community Community Security with Private Streets and Gated Entry End Cul-De-Sac Large Elevated Building Pad Privacy
Preliminary Design:	Preliminary architectural concept plans have been developed to illustrate potential Property design and function

REDUCED PRICE: \$ 1,895,000

NOTICE:

All information herein contained is subject to errors, omissions and/or changes without any notice of any kind whatsoever.

For Information & Professional Representation, Contact:

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