

# EXCELLENT HOME OPPORTUNITY

Four custom approved building lots with panoramic views of nearby Oso Lake, Saddleback Mountains, and a view of the ocean. This is a Rare Opportunity to own 3 of the 4 lots on a gated private community in the gorgeous hills of Trabuco Canyon. APN: 856-041-(46-49)



## HIGHLIGHTS

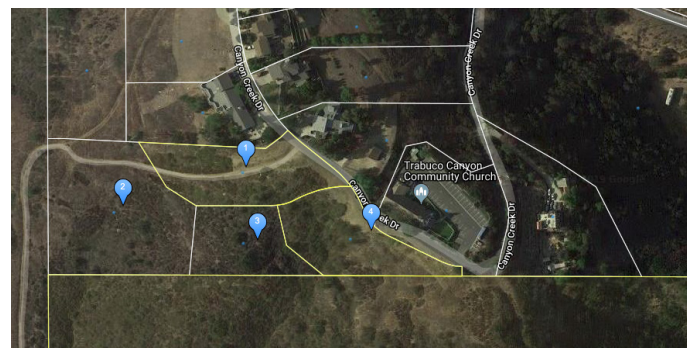
- Approved Tentative Parcel Map
- 4 Approved building lots (R1) in subdivision
- Gated - private street
- Cul-de-sac location
- Utilities to Site
- Road to Site

## PREVIOUS WORK COMPLETE

- Engineered street
- Geological and environmental - Good (Percolation test)
- Preliminary building plan for Lot #1
- Grading plans
- Building and envelopes

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## LOT DETAILS:

- 46 - 1.16 AC.
- 47 - 1.58 AC.
- 48 - 0.67 AC.
- 49 - 0.91 AC.

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