

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 and potential for dramatic Ocean, City, Valley and Mountain views. It 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 Equestrian Stables.

PROPERTY INFORMATION:

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| 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 & Second Story Ocean |
| 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 |
| List Price: | \$ 2,896,000 |

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:

LYNN D. COLLINS ♦ 949.493.6300

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