

Bear Brand Ranch

Coastal South Orange County's Premier Custom Residential Community

CUSTOM ESTATE PARCEL FOR SALE

13 OLD RANCH ROAD • LAGUNA NIGUEL • CALIFORNIA • 92677

Located within the prestigious Bear Brand Ranch Custom Residential Community, 13 Old Ranch Road is one of the few remaining ocean view Custom Estate Parcels in South Orange County. The approved grading plans provide for a Private Driveway and large Eisted Building Pad Area of approximately 3/4 Acre. Also approved for the Property is a meticulously designed 11,588 SF Custom Estate Residence.

PROPERTY INFORMATION:

Street Address:	13 Old Ranch Road
City:	Laguna Niguel
County:	Orange
State & Zip Code:	California - 92677
Parcel & Parcel Map No.s:	Parcel 1 of Parcel Map No. 2004-215
Assessor's Parcel No.:	121-100-25 (Both 13 & 20 Old Ranch Road will have the same APN until sold separately)
Parcel Area:	578,912.40 Sq/Ft (13.290 Acres)
Building Pad(s) Area:	31,342 Sq/Ft (0.7195 Acres)
View Corridors:	Northerly view corridors extend along the Bear Brand Ranch & San Juan Capistrano hill sides Southerly view corridors offer panoramic Pacific Ocean, Capistrano Bay & Dana Point views Easterly view corridors are unobstructed San Juan Capistrano Valley, Southerly Ocean and Capo Beach views Westerly view corridors are mainly landscaped yard and slope areas
Equestrian Use:	The Property is zoned for Equestrian Use
Property Setting:	World Class Coastal Custom Residential Community High Security / Private Gated Community Private Driveway with Large Ocean View Parcel & Building Pad
Approved Architectural Plans:	Architectural plans for a meticulously designed 11,588 Sq/Ft Custom Residential Estate
List Price:	\$ 795,000.00 (Seven Hundred Ninety Five Thousand Dollars)

NOTICE:

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

For Information & Professional Representation, Contact:

LYNN D. COLLINS • 949-493-6300

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Revised: 07/25/2010