



LAND FOR SALE WITH 3 CERTIFIED BUILDING PADS

A Once-in-a-Lifetime Opportunity: 55 Acres of Coastal Paradise

535 Avila Beach Drive, San Luis Obispo, CA 93405



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OVERVIEW

Summary

- Asking Price: \$3,900,000
- Address: 535 Avila Beach Dr, San Luis Obispo, CA
- APNs: 076-231-074
- Parcel Size: +/- 54.95 acres
- Zoning: Vacant Rural

Overview

Nestled along the coveted Avila Beach Drive, directly across from the iconic Avila Valley Barn, lies an awe-inspiring 55-acre estate that redefines coastal living. This extraordinary property with 3 certified graded building pads offers an unparalleled opportunity to create a legacy amidst breathtaking natural beauty. Approximately \$870,000 in improvements and permits have been paid to date by the seller.

The property has a private electronic gate and is approved with 3 unique building pads. Located on the top pad, the main residence with views all the way to Cerro San Luis is approved for up to 4,500 SF with pool, spa and ADU ideal for guests or multigenerational living. The pad below is approved for a 2,500 SF secondary residence. The lower pad has paid permits for a 5,000 SF Barn with residence that offers ample room for hobbies, workshops, or events.

Immerse yourself in the grandeur of nature with panoramic ocean views from the mountaintop trails. Discover hidden seasonal waterfalls that add a touch of magic to the landscape. Explore the private trails that wind through the property, offering opportunities for exercise and connecting with nature. This one-of-a-kind estate offers the ultimate balance of seclusion and accessibility. Enjoy the peace and quiet of a private mountainside sanctuary while remaining close to town. Whether you seek a private family compound or a multigenerational haven, the possibilities are endless. Seize this once-in-a-lifetime opportunity to own a piece of paradise.

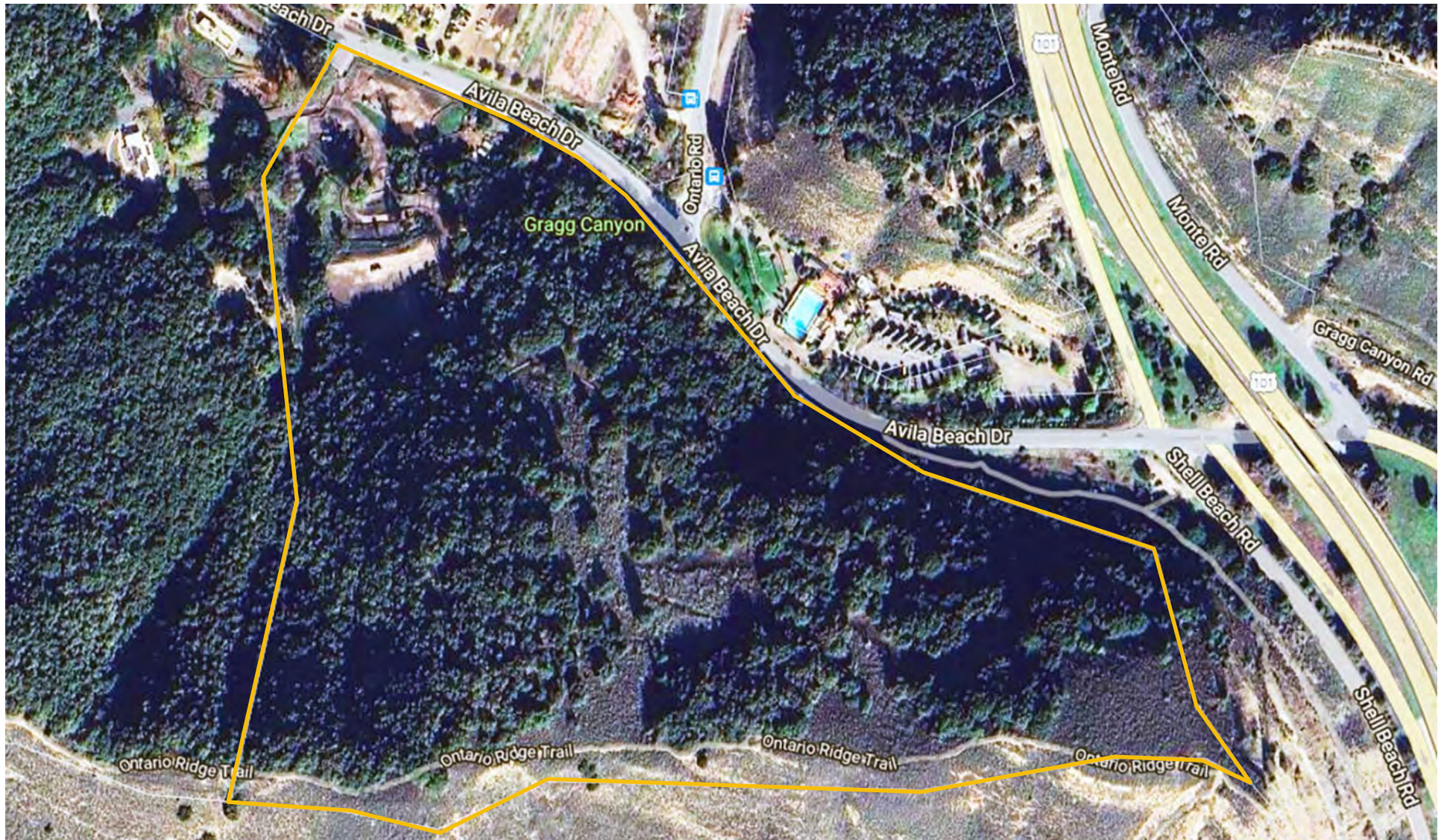


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AERIAL MAP

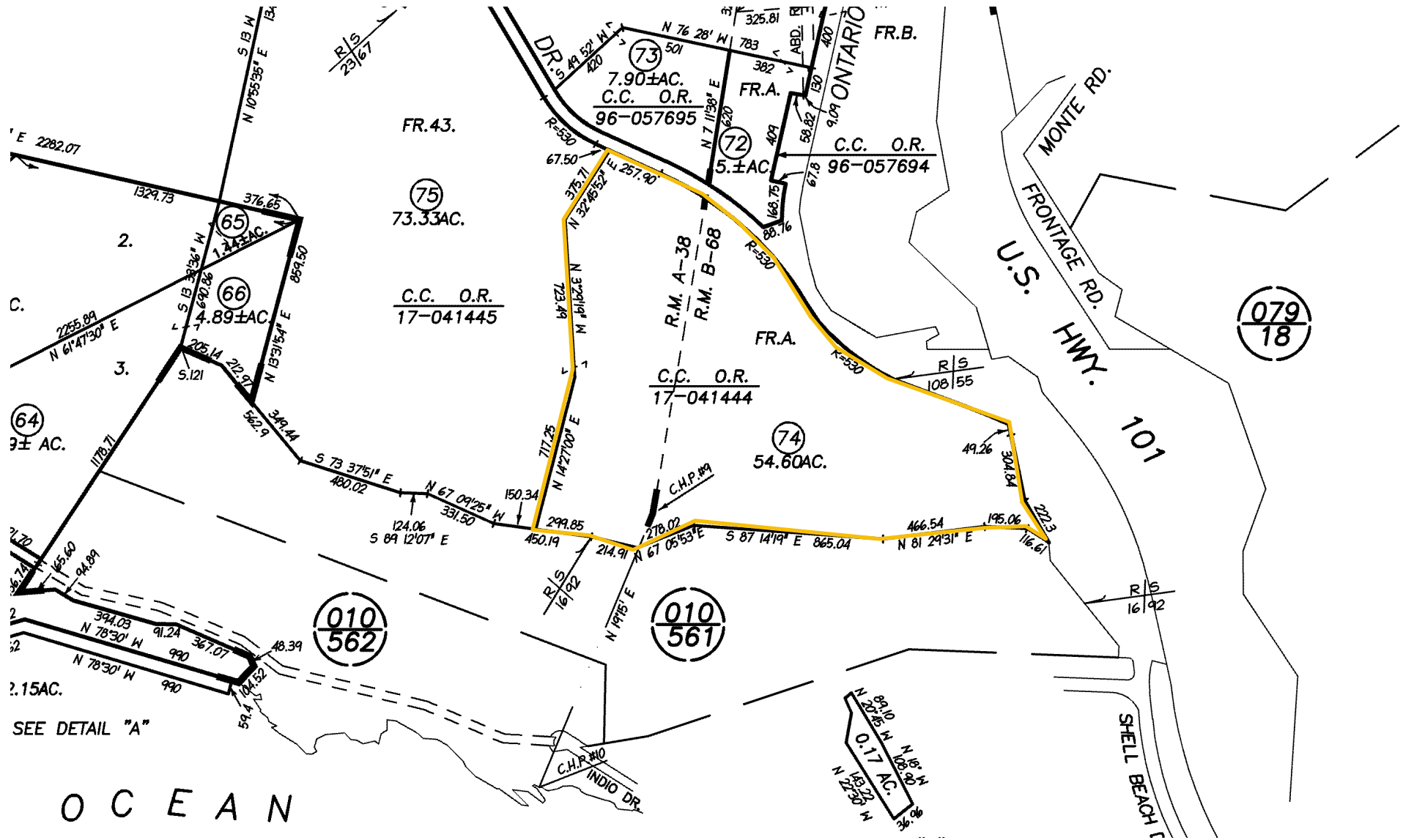


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PARCEL MAP

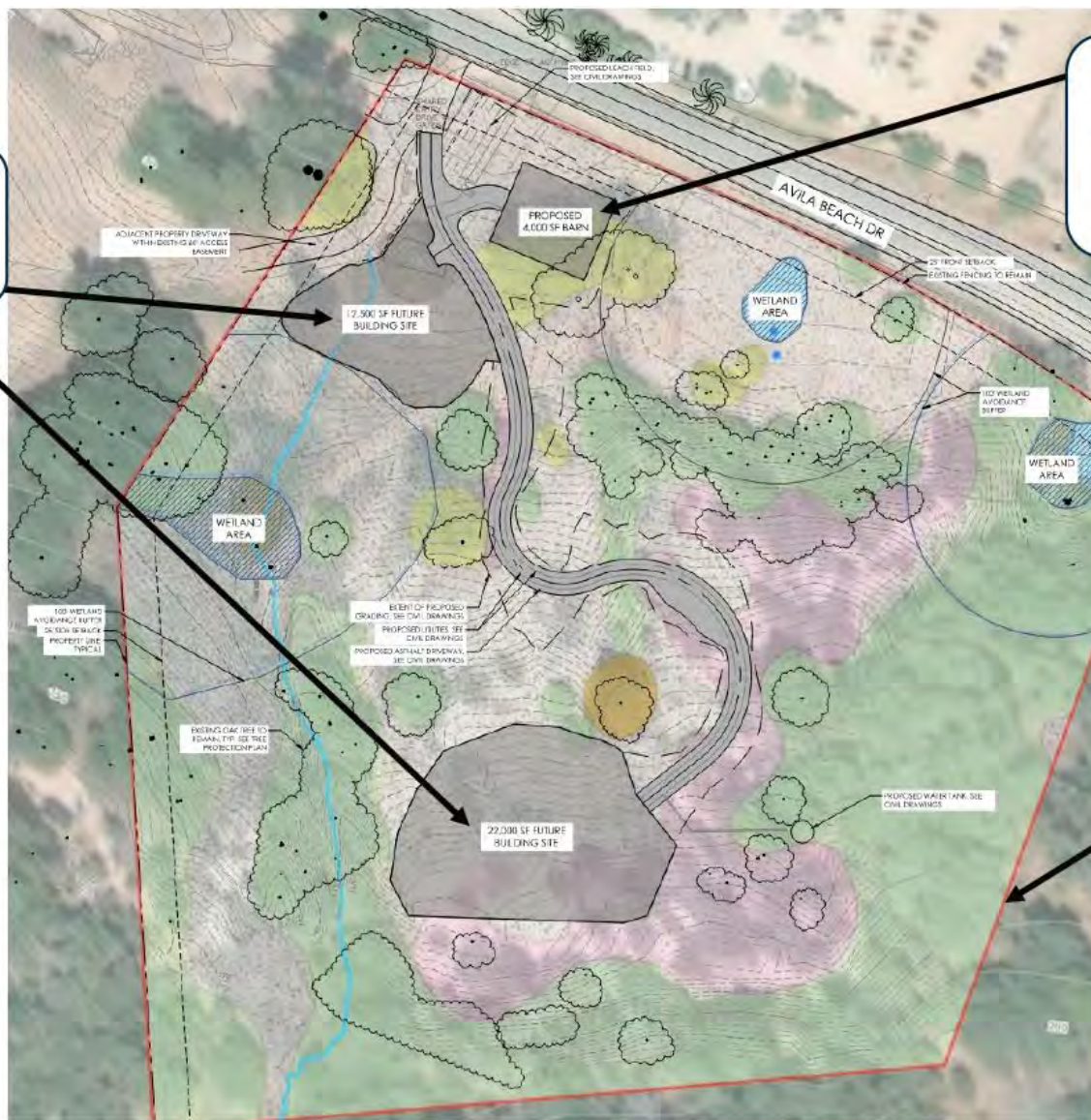


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PAD LOCATIONS

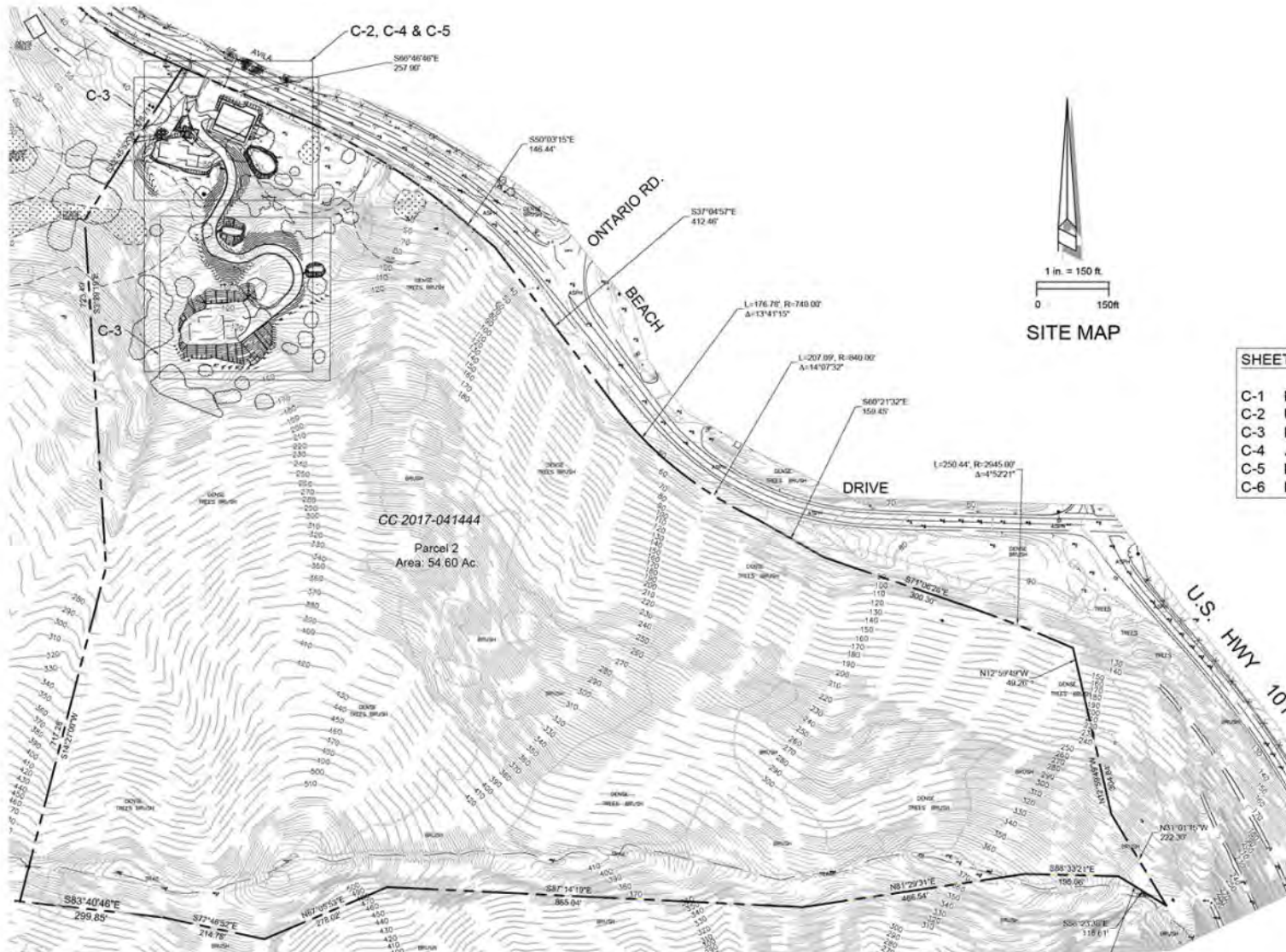


Phase 2- Construct 2 residences and convert residence in barn to guesthouse

Phase 1- Construct barn with residence and grading for future building sites and driveway/ infrastructure

Red boundary demarcates the development area. Site areas outside of the development area will be preserved in open space easement agreement.

GRADING PLANS



SHEET INDEX

- C-1 NOTES, SITE MAP
- C-2 UTILITY PLAN
- C-3 BUILDING SITES GRADING & DRAINAGE PLANS
- C-4 ACCESS DRIVEWAY
- C-5 EROSION & SEDIMENT CONTROL PLAN
- C-6 DETAILS

LEGEND

- EO EXISTING CONTOUR
- FO FINISHED GRADE CONTOUR
- PROPERTY LINE
- - - EXIST. FENCE
- → FLOW LINE
- - - CUT DAYLIGHT LINE
- - - FILL DAYLIGHT LINE
- - - WATER LINE
- - - SEWER LINE
- - - UNDERGROUND ELEC, TEL, CTV
- FL FLOW LINE
- EG EXISTING GRADE
- FG FINISHED GRADE
- WM WATER METER
- WV WATER VALVE
- SSCO SEWER CLEAN OUT
- FH FIRE HYDRANT
- FF FINISHED FLOOR
- (E) EXISTING
- (P) PROPOSED
- DS DOWN SPOUT

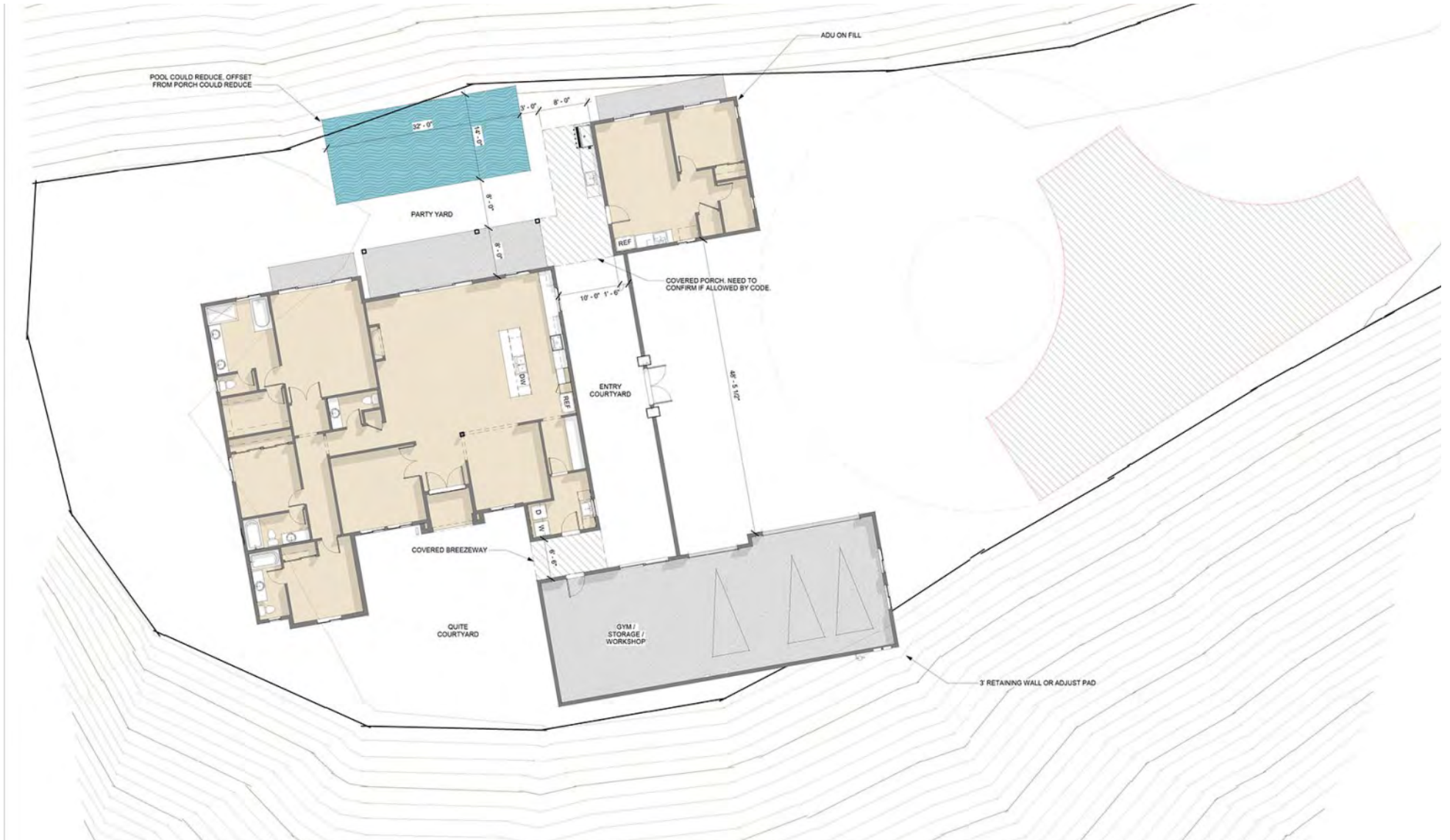


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SITE CONCEPT



PROPERTY PHOTOS



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LOCAL AREA MAP

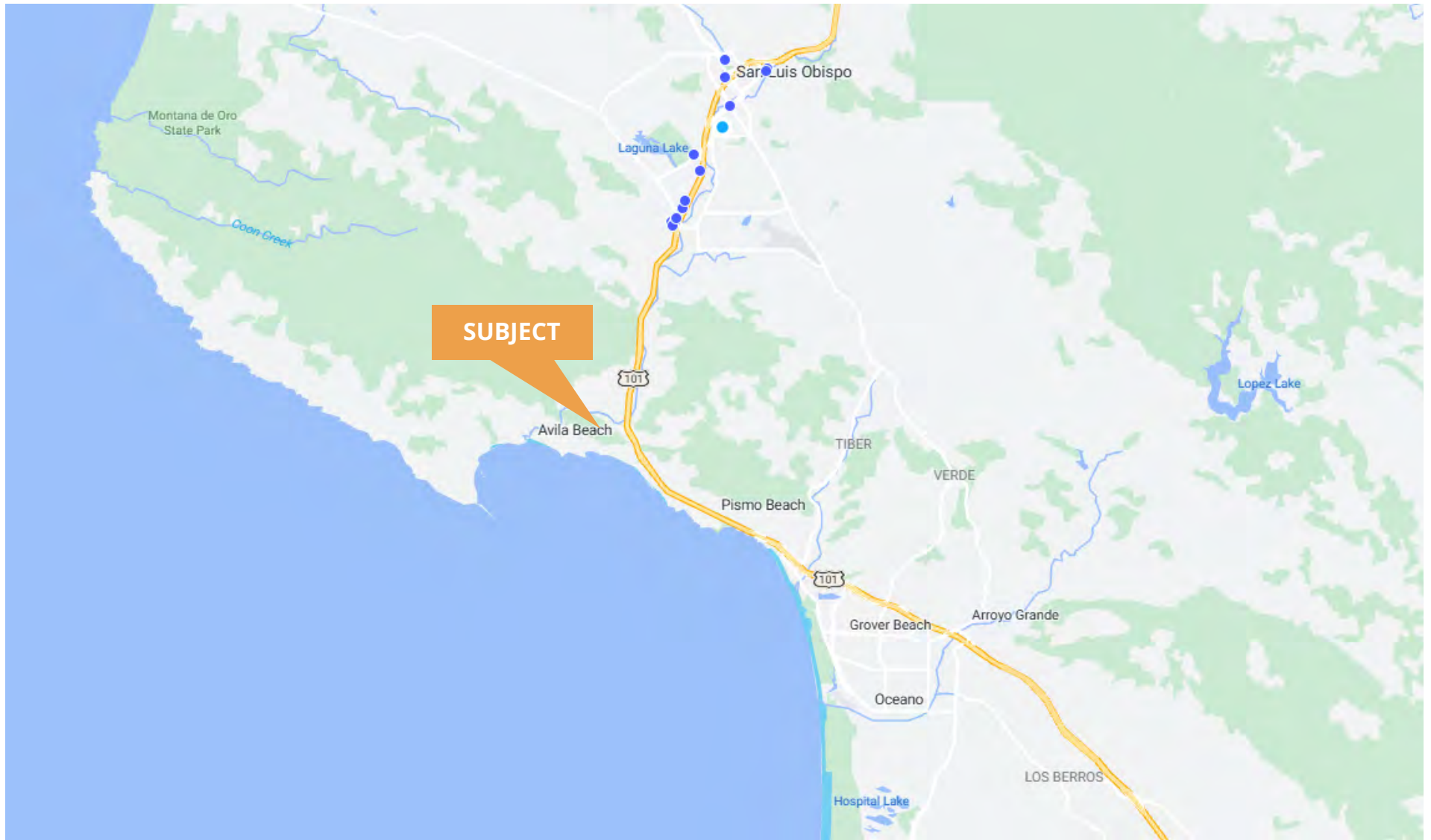


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REGIONAL MAP



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COMMUNITY OVERVIEW

San Luis Obispo is approximately 190 miles north of Los Angeles and 230 miles south of San Francisco. The city, locally referred to as SLO, is the county seat of San Luis Obispo County and is adjacent to renowned California Polytechnic State University.

San Luis Obispo continually ranks among the premier places to live and visit in the United States. Each year San Luis Obispo finds its way onto dozens of lists featuring the activities, natural resources, food and wine scene, shopping, entertainment and the many benefits that make San Luis Obispo so special.

San Luis Obispo is famous for its downtown farmers' market where vendors sell food and goods while musicians and various artists perform. San Luis Obispo hosts an International Film Festival, boasts renowned wine regions, and breathtaking beaches just to name a few of the many local attractions.



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