

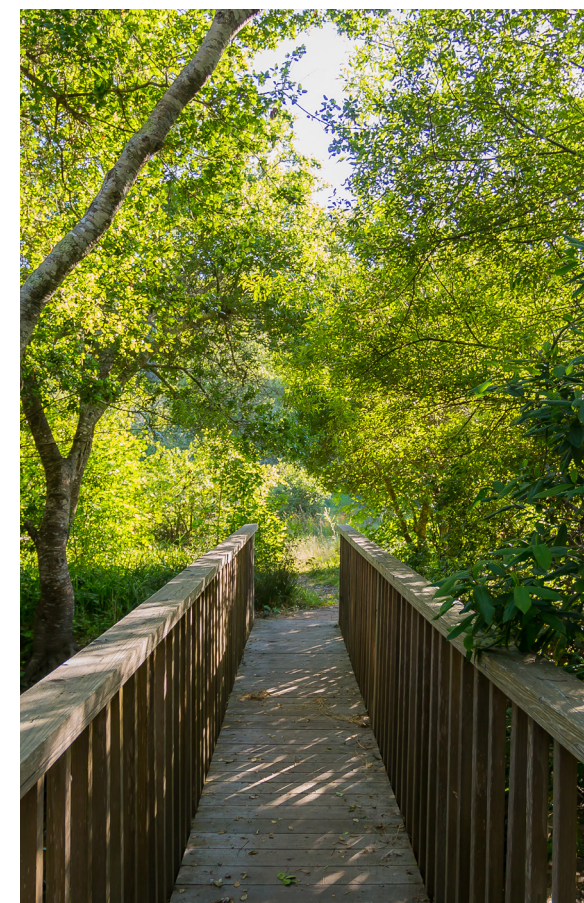
LA SELVA BEACH NATURE RETREAT

300 BYERS LANE, LA SELVA BEACH



FEATURES:

- 67+ gently sloped acres
- Two ridges with sweeping ocean views
- Property straddles the border of two historic ranchos (potential for lot split)
- 20-foot wide oil and screened road
- Circular cement motor court
- Natural amphitheatre
- Acres of private valleys
- 198,000 gallon, 85-foot infinity edge pool
- 1800 SF office and conference facility
- 400 SF media room
- Party Gazebo
- Outdoor kitchen with wood-fired pizza oven
- 24 seat curved outdoor granite banquet table
- PG&E electrical service
- High quality well
- Large diesel generator
- 3 phase solar system
- Propane back-up system
- Cable TV-ready with Comcast high speed
- Secured electronic entry gate
- Heated and lit 1800 SF tent pavilion for parties, forums and other events
- Various storage buildings
- Central restroom facility with composting toilets and showers
- Four luxurious detached retreat buildings for day-time guests with views & patios
- Miles of trails, with several creek crossings, including an 80-foot long steel bridge
- Full regulation-size tennis court
- Outdoor BBQ and indoor kitchen facility
- Separate men's and women's restrooms with lockers and showers
- Ample parking, both onsite and offsite
- Use Feasibility Study underway
- Close to Seascope Resort, Seascope Tennis Club and Seascope Golf and Country Club
- 5 minutes from Watsonville Airport (Learjet accessible)



Welcome to the Liberty Garden Nature Retreat.

The lands of this property are a veritable nature's playground that spreads out across a private valley and spans two ocean-view ridges, each overlooking the Monterey Bay Marine Sanctuary. Here, visitors enjoy a native habitat of exquisite beauty, restored by the current owner in a labor of love that spanned 30 years including the systemic removal of invasive species, to cultivate a virgin ecological reserve.

The current owner also constructed multiple recreational and meeting facilities to create a world-class resort setting for private use by his inner circle. These improvements were largely done without permitting but it is believed that many of them could be rolled into the next phase of development by the property's future owners. Its lands are zoned for a broad range of uses that can be explored, including development as a full scale public resort, a corporate retreat, a private executive compound, or subdivision into multiple private estate parcels that could share the central recreational areas and nature reserve.

With much of Liberty Garden's visibility protected by twin ridges, many are surprised to learn that a private property of this magnitude exists in such close proximity to the Seascope Resort, Seascope Tennis Club and Seascope Golf & Country Club. And with Learjet access available via nearby Watsonville Airport, and Silicon Valley a scant 40 minutes away on a clear day, this world class setting presents the ideal venue to relax, play and build a dream.



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MEETING & ENTERTAINING FACILITIES

The crown jewel of the resort is a spectacular pool complex, featuring a 198,000 gallon swim tank clad in a pebbled finish, with an Olympic-class diving board and 85 feet of infinity edge.

Guests enjoy the pool area from a large entertaining deck of ipe wood and high-grade Grecian tile hardscape, with a heated swim spa, a large BBQ, and a luxurious kitchen facility. At the West end of the pool, there are separate men's and women's restrooms including lockers and showers, and to the South, the viewer is treated to a private panoramic vista of natural beauty, all contained within the 67+-acres of the property.

To serve the needs of the executive client, by employing low-profile integrated architecture, the pool complex also houses within its walls a world class conference facility with an 1800 SF office and board room plus separate 400 SF media room with available high-speed Internet.

In keeping with the ecological theme around which Liberty Garden was conceived, the grounds of the pool area are also tastefully fenced and landscaped with native plants from around the property, while nearby a full regulation-sized size tennis court provides additional opportunity for active outdoor recreation amidst the spectacular setting.



A NATIVE HABITAT OASIS

The current owner has won accolades for his pioneering ecological work to restore the natural California landscape and creekbed with an innovative method of unleashing the native seed bank that he conceptualized and painstakingly implemented over the course of three decades. In doing so, he created a stunning oasis of over 250 species including both native and non-native plants.

To further promote interaction with the environment, the resort has numerous additional outdoor facilities, including miles of trails, an open-air kitchen and roundtable, natural amphitheatre, multiple day-guest cottages, an event gazebo, central restrooms with composting toilets and showers, and an 1800 SF tent pavilion for special events. There are also several ridgetop sites with panoramic ocean views that present compelling possibilities for future development, and a preliminary report by a land-use consultant on the property's current status and future potential can be made available upon request.

Access is controlled by secure electronic gated entry, and the private compound is made self-sufficient with the help of on-site solar and generator systems to supplement all municipal utilities, thereby providing an experience that is completely independent of the outside world.

