

**FOR SALE**

# EXCELLENT HOME OPPORTUNITY

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**3 LOTS ON GATED COMMUNITY IN  
TRABUCO CANYON**



**SCOTT COLTON**

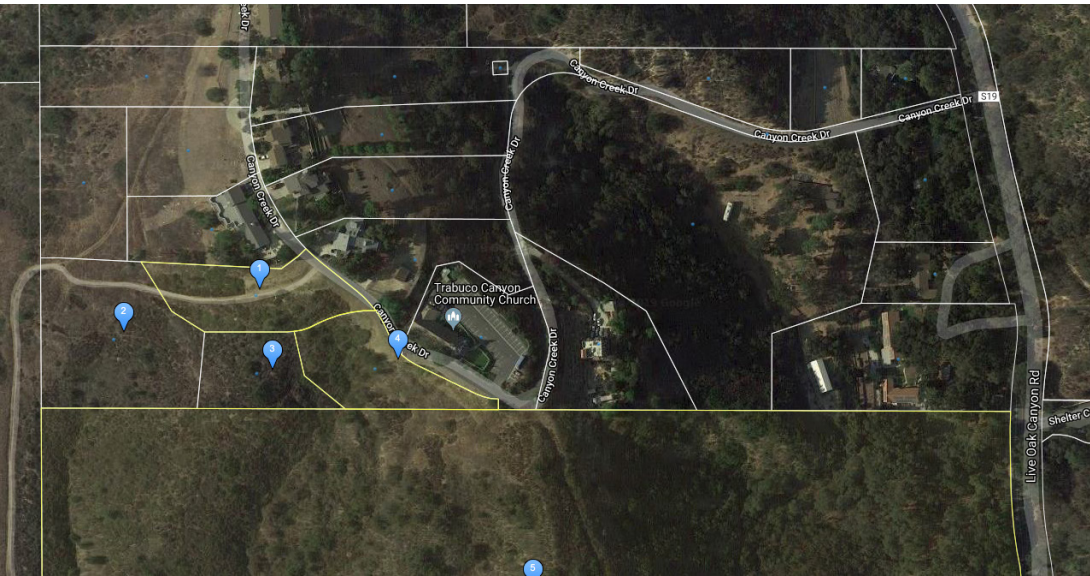
Vice President

License #01923432

949.790.3127

scolton@leeirvine.com





## PROPERTY OVERVIEW

APN: 856-041-(46-49)

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Approved Tentative Parcel Map

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4 Approved Building Lots (R1) in Subdivision

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Gated - Private Street

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Cul-de-sac Location

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Utilities to Site

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Road to Site

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Price: \$800,000

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## PREVIOUS WORK COMPLETE

Engineered Street

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Geological and Environmental - Good (Percolation Test)

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Preliminary Building Plan for Lot #1

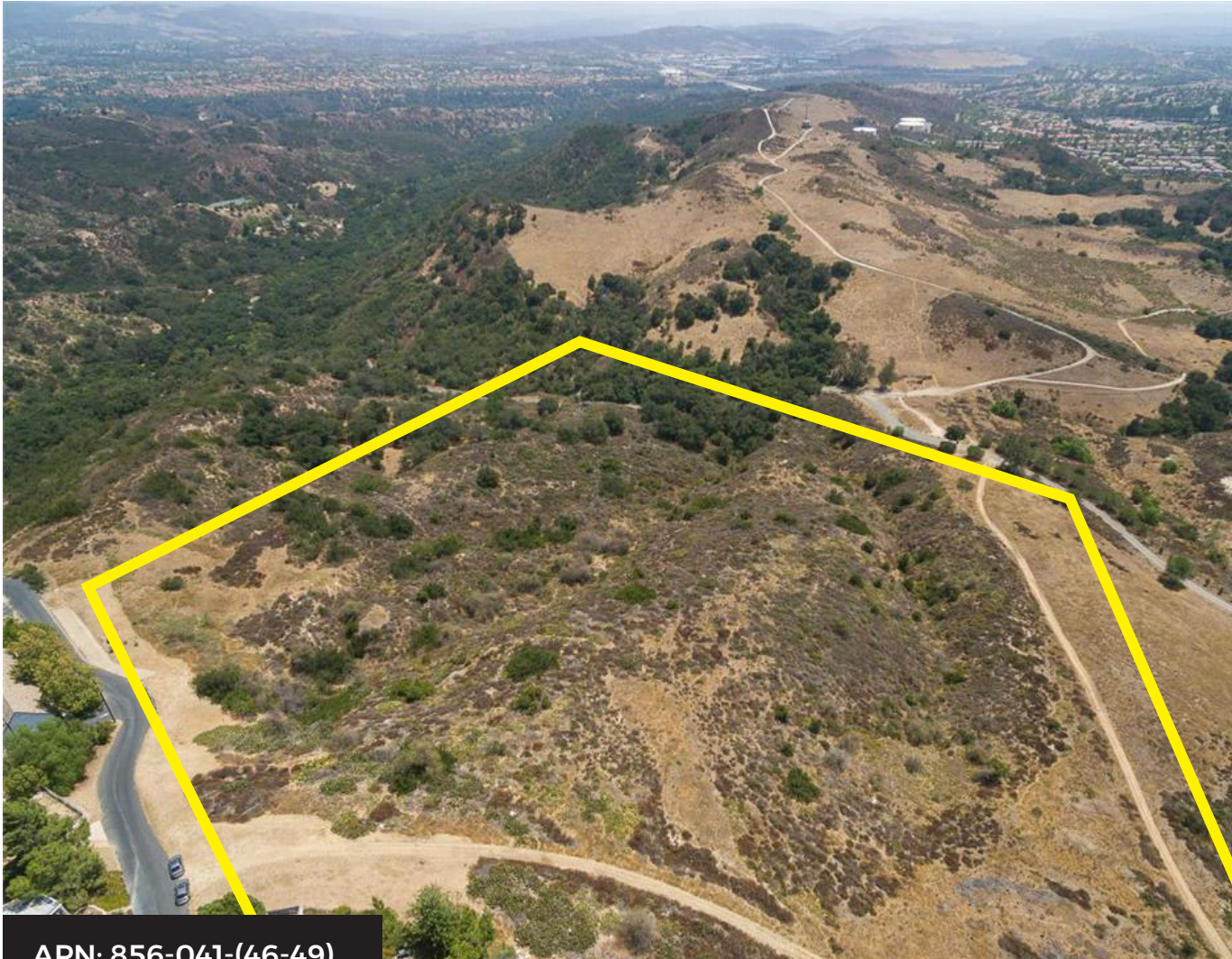
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Grading Plans

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Building and Envelopes

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**LOT DETAILS**

46: 1.16 AC.

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47: 1.58 AC.

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48: 0.67 AC.

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49: 0.91 AC.

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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.

