

OFFERING MEMORANDUM

23843 HARBOR VISTA DR

MALIBU, CA 90265



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*Exclusively
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EXECUTIVE SUMMARY

RTI - CUSTOM LUXURY HOME OFFERING IN THE HILLS OF MALIBU

We are pleased to present an exceptionally rare opportunity to acquire 23843 Harbor Vista Dr, which consists of 25,754 SF of vacant RR1 zoned land in the Malibu Knolls neighborhood.

The property is RTI for a two story with a three-car subterranean garage - totaling approximately 5,400 SF custom, one-of-a-kind, luxury single-family home offering five bedrooms and five and half baths. Beginning with the entrance, the plans feature a fully fenced property with a security gate into a large, long and wide driveway, allowing for multiple vehicles, that leads to the three-car subterranean garage with storage rooms. From the garage, you enter a private elevator that takes you to the first and second floors and subterranean garage.

The first-floor features 10-foot ceilings with a living room and dining room that includes a two-sided fireplace with an adjacent kitchen that boasts two islands and two sinks, perfect for hosting large gatherings or family feasts to be enjoyed with 270-degree oceans views with the Catalina Islands and Santa Monica Mountains, all which is visible through all glass on the first floor and second floor that goes out to a large patio deck and balconies with breathtaking views. The first level also includes doors to the family room, with an 18-foot loft ceiling with a fireplace, living room, formal dining room and two bedrooms. The rear courtyard is approximately 450 SF with a 10-foot wall fountain is accessible from all rooms on first floor and a spiral staircase to the second floor making it a usable space for entertainment that can be accessed from all connected first floor rooms including the laundry room, which features a large walk-in pantry.



ADDRESS	23843 Harbor Vista Dr, Malibu, CA 90265
APN	4458-024-013
LAND AC	±0.59 Acres
LAND SF	±25,754
PLANS AVAILABLE	RTI - 5,400 SF Single Family Home
List Price	\$6,888,000

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY CONTINUED

The second level also features 10-foot ceilings with all glass 270-degree views with a large wrap around second floor balcony with enhanced ocean and mountain views, in addition to a usable terrace above second floor for entertaining guests or relaxing with family. The house has stackable sliding glass door that when opened creates a large indoor-outdoor space for entertainment. The exterior of this masterpiece features a swimming pool, spa and Baja as well as a sports court and large open area for a playground surrounded by landscaping comprised of a large mediterranean garden area with fruit trees, grape vines and sitting area. These amenities are adjacent to beautiful courtyard at the rear of the house with a fireplace, water feature and block wall with a sliding glass door. Additional features included within the plans are an AOWTS system, a foundation with all footings (no caissons), LID drainage with Water storage tank, light concrete floors on both levels that acts as a sound barrier to foot traffic, as well as a design that is structurally engineered to allow future addition of 200 SF on second floor (separate permit will be required for addition). Large flat roof for Solar panels. Grading, retaining walls, Pool, Concrete, AOWTS and Drainage permits in hand with grading and Driveway retaining wall work in process.



PROPERTY PHOTOS & RENDERINGS

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RENDERINGS FROM LAWRENCE WOODCRAFT, AIA & ASSOCIATES



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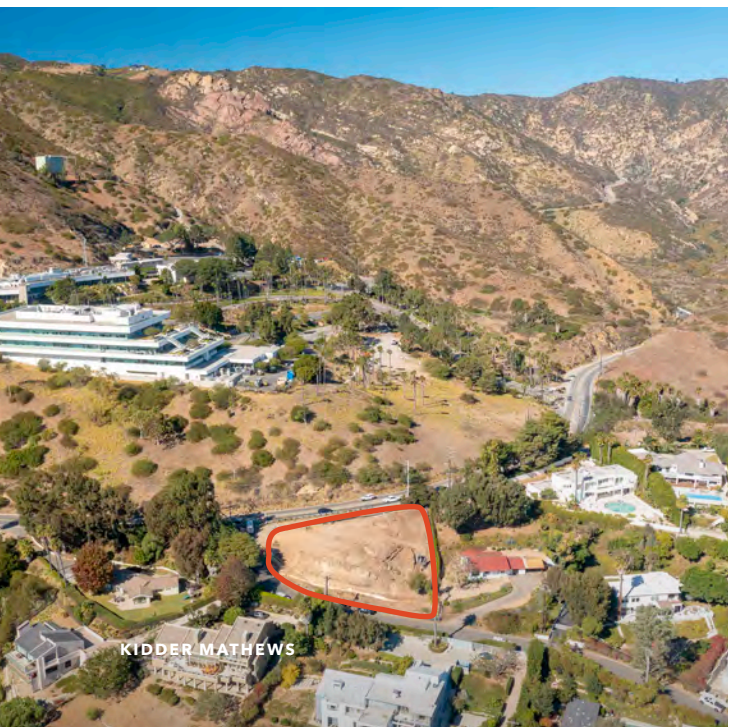
PROPERTY PHOTOS & RENDERINGS

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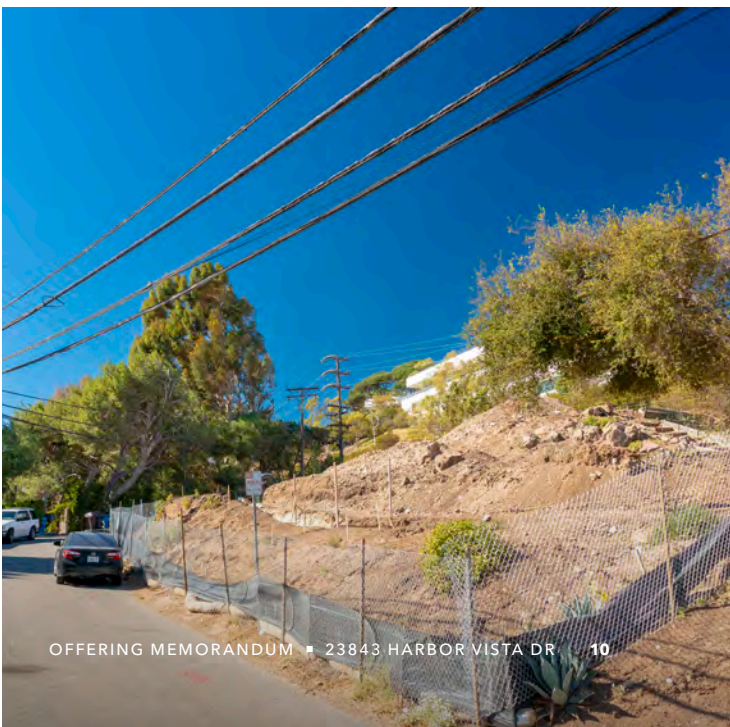
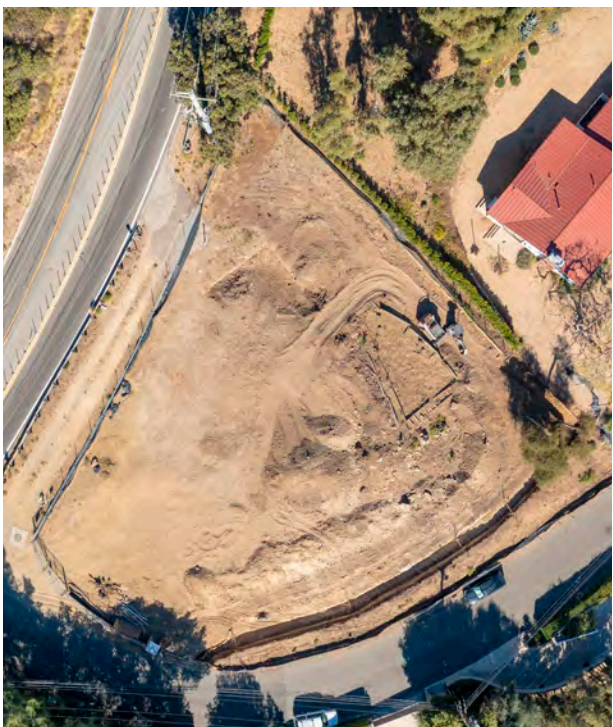
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PROPERTY

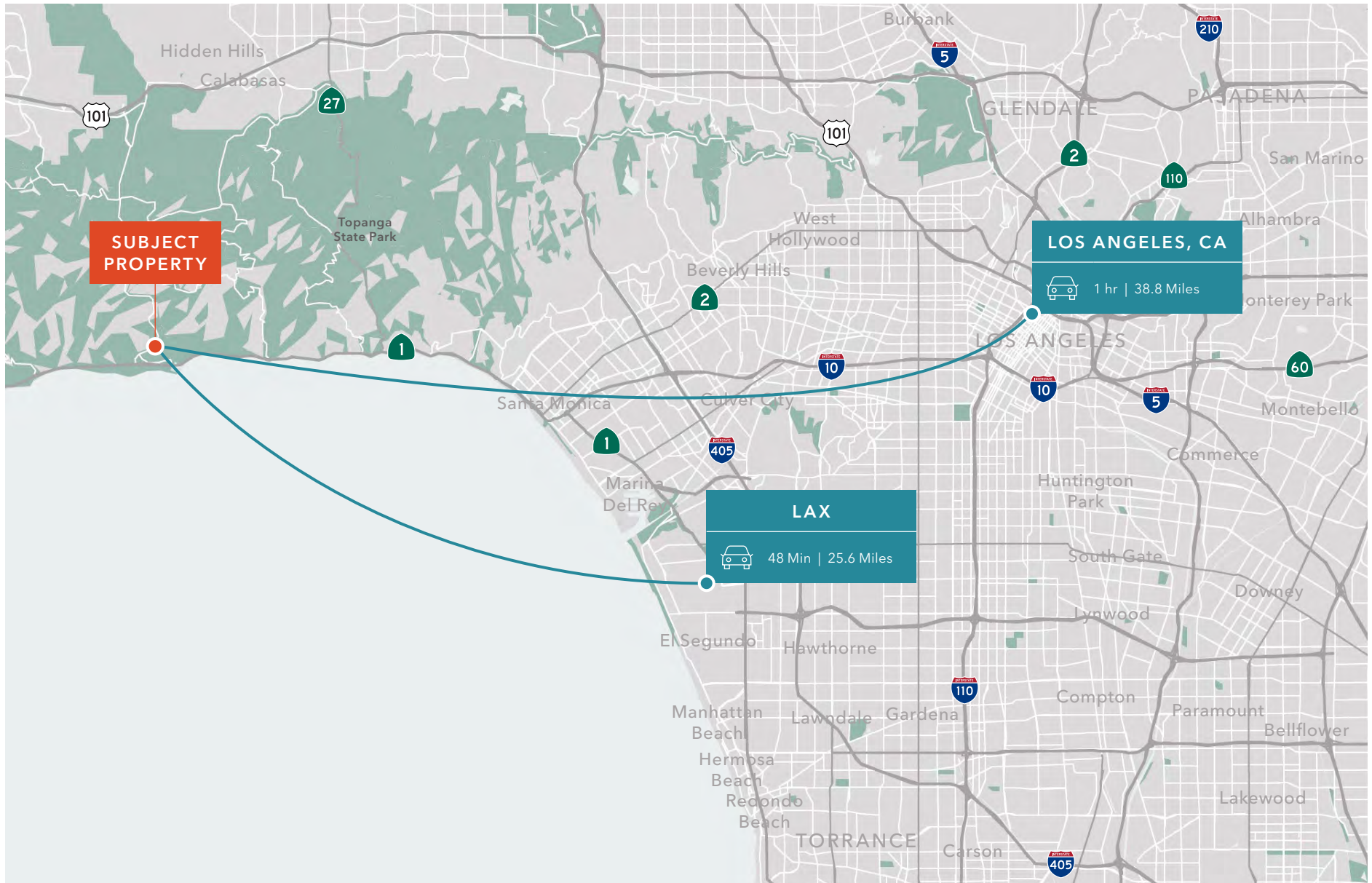
MALIBU CANYON RD

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