

Two (2) Side By Side Lots in Malibu - \$3,100,000

19768 and 19750 Pacific Coast Highway

2 side by side vacant beach front lots on Pacific Coast Highway (Las Tunas Beach)

Address	Parcel #	Lot width/ocean frontage
19750 PCH (title shows 19740 PCH)	APN 4449-008-013	62' at PCH, about 69' at ocean
19768 PCH	APN 4449-008-012	50' at PCH, about 62' at ocean

1. Geology is done on these lots; geologic safety factor is 1.5 or greater, ok for new construction.

Lyn Heacox, expeditor, is confident of the buildability of these lots. Heretofore, the City has said that the slide-designated hill across PCH from the subject lots would preclude these two lots from being developed. Lyn is confident that the City will allow building on them because the slide area has been mitigated and the stability verified. There are houses on either side of these lots although on the immediate West side, Caltrans owns the land so it is arguable that nothing will be built right there, but farther West there are homes. (100+ feet)

2. Topo/survey done, new tide survey done.
3. Lots have sand rating compatible for tertiary septic system; perc tests are not required.
4. All geo/soils work done by Hugh Robertson.
5. Schematic plans enclosed:

19750 Pacific Coast Highway

- 62 ft. lot (5970 sq.ft./per Assessor)
- APN 4449-008-013
- 2760 sq.ft. Living Space / 1820 sq.ft. Deck Space / 3 Levels

19768 Pacific Coast Highway

- 50 ft. lot (4787 sq.ft./per Assessor)
- APN 4449-008-012
- 3807 sq.ft. Living Space / 3253 sq.ft. Deck Space / 3 Levels

For more information please call:

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