

EAGLE'S NEST ESTATES
33 OCEAN & MOUNTIAN VIEW ACRES
MALIBU, CALIFORNIA

LOCATION:

Located high in the Santa Monica Mountains, these sites are perched high above, yet conveniently close to the Pacific Coast Highway. Situated along one of the highest ridges in Malibu, the property offers an "eagles-eye" view in every direction. These three parcels have unobstructed 360 degree views including lavish mountain ranges, city lights, and endless ocean views. Although located in Los Angeles County, each of the three parcels bears a Malibu address. Naturally nestled on an exclusive bluff, these sites provide the ultimate in privacy, security, and views.

ACCESS:

The property is accessed off the Pacific Coast Highway heading East off Latigo Canyon Road and following Latigo Canyon Road into the Santa Monica Mountains to Borna Drive. Unlike many canyon or mountaintop estate developments, Latigo Canyon Road is a paved public road. The road to the property off Latigo is designated a public road and is permitted at 15 feet and graded, but is not currently paved. This road directly off Latigo allows easy access to the property and to the individual lots.

**PROPERTY
DESCRIPTION:**

The property is located in LA County bearing a Malibu address and consists of three contiguous parcels. The first described parcel is plus or minus 8.880 AC, Abbreviated Description: LOT COM AT N ¼ COR OF SEC 21 T 1S R 18W TH E ON N LINE OF SD SEC 363.05 FT TH S 0°36'35" E 929.23 FT TH S 32°50' 13" (MORE). The second described parcel is plus or minus 11.480 AC, Abbreviated Description: LOT COM E ON N LINE OF SEC 21 T 1S R 18W 363.05 FT FROM N ¼ COR OF SD SEC TH E ON SD N LINE 359.43 FT TH S 0°36'35" (MORE). The third described parcel is plus or minus 12.660 AC, Abbreviated Description: LOT COM AT INTERSECTION OF N LINE OF SEC 21 T 1S R 18W WITH E LINE OF W 80 ACS OF NE ¼ OF SD SEC TH S ON SD E LINE (MORE).

UTILITIES:

The property is located in Los Angeles County. Utilities are LA County and an option of solar power is also available

and can be more cost effective under certain circumstances when developing mountain top estates. Water is available via on-site wells to be developed by purchaser. It should be noted that water is commonly found at 250 feet. The surrounding homes contain sprawling vineyards and an equestrian facility. Cable or Satellite Television, and High Speed Internet, are available in the area via satellite systems. Electrical power is available from California Edison for a comparatively nominal installation and line cost and with it telephone service as well.

ZONING:

Los Angeles County Zoning, LCA11*, Residential

DEVELOPMENT:

Don Schmitz and Associates: Feasibility Study.

Chris Nelson and Associates: ALTA Survey and Topography.

Citadel Environmental: Environmental Report.

SUMMARY:

Appropriately named "Eagle's Nest Estates," each parcel presents a unique opportunity for a developer or homeowner to build a mountaintop estate on one of the highest sites overlooking the Pacific Ocean in all of Malibu. The natural beauty of these parcels provides stunning and unobstructed views of Catalina Island, mountain ranges, city lights and the Pacific Ocean. For privacy, security, and spectacular views, Eagle's Nest soars above all others.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

The materials provided herein are for general background informational purposes only. Any and All prospective purchasers must perform their own due diligence and investigation. This information is deemed reliable but not guaranteed.

Sotheby's

INTERNATIONAL REALTY

Lisa Willis

REALTOR®

15308 Sunset Boulevard Pacific Palisades, CA 90272

c 310.422.7140 d 310.255.5426

f 310.862.6701 t 310.454.0080

Lisa.Willis@SothebysRealty.com Lisa@Lisa-Willis.com

socalsir.com Lisa-Willis.com

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