

\$3,750,000 - 32002 Violeta Ln, Coto de Caza

MLS® #OC23178038

\$3,750,000

0 Bedroom, 0.00 Bathroom,
Land on 12 Acres

Los Ranchos Estates (LRE), Coto de Caza,

Welcome to your dream homesite located in the prestigious Coto de Caza community. This remarkable property offers a truly unique opportunity to build your custom estate on one of the largest lots in Coto, spanning an impressive 11.08 acres. The property boasts breathtaking panoramic views of the Coto de Caza canyons and even features a distant view of the sparkling ocean. Situated at the end of a peaceful cul-de-sac, this lot offers unparalleled privacy and tranquility, making it a perfect canvas for your luxury oasis. With a generous 11.6 acres of land, this lot stands as one of the largest in Coto de Caza, providing ample space to realize your architectural vision. A spacious buildable pad spanning 2.2 acres awaits your custom-designed home, providing plenty of room for your dream residence and outdoor amenities. The drainage pipe easement was moved to increase the buildable lot space without the easement running directly through it. This expanded the buildable pad by an impressive 30%, offering even more space for your envisioned estate. All essential utilities including gas, electricity, Cox/Cable, water, and sewer have been thoughtfully routed to the lot entrance, ensuring a seamless building process. A WELL has been established on the property, currently boasting the highest water flow among all wells in Coto de Caza, perfect to use for the land's irrigation. Enjoy a consistent water supply of 80 to 100 gallons per hour. Clear identification of property lines



ensures that you can make the most of your expansive acreage while adhering to boundaries. A thoughtfully created perimeter trail allows you to explore the entirety of the property and soak in its natural beauty from every angle. The primary drainage for the buildable pad has been expertly established, ensuring proper water management for your future residence. Exclusivity and Privacy! Don't miss this extraordinary opportunity to create your own paradise on this expansive and meticulously prepared lot. With its unparalleled views, ample acreage, and thoughtful amenities, this property is poised to become the canvas for your luxurious Coto de Caza estate. Seize the chance to own a piece of Southern California's finest living.

Additional Information

City	Coto de Caza
County	Orange
Zip	92679
MLS® #	OC23178038
Lot Size	11.60
Neighborhood	Los Ranchos Estates (LRE)
HOA Dues	\$795
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Vicki Goodell
Provided By:	Berkshire Hathaway HomeService

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