

# \$1,000,000 - Attebury, SAN MARCOS

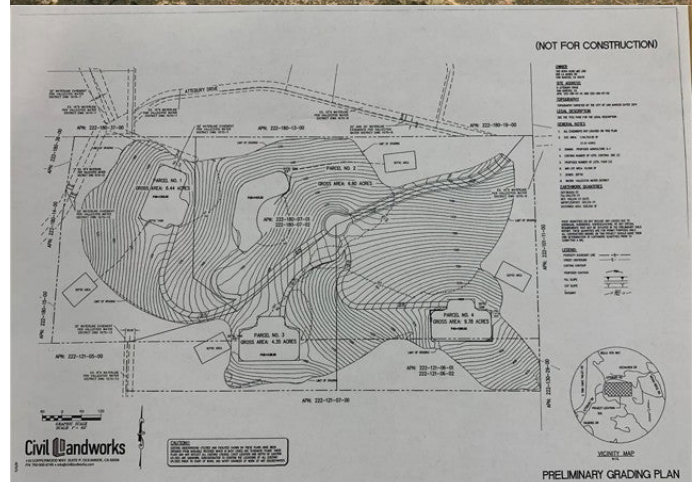
MLS® #LG23000738

**\$1,000,000**

Bedroom, Bathroom, 1,172,754 sqft  
Lot / Land on 27 Acres

N/A, SAN MARCOS, CA

Opportunity knocks! Same owner for over 40 YEARS. Panoramic Ocean, Snow Capped Mountain, City Lights and Valley Views surround this 26.93 acre prime development site. Potential for several large premium lots. Slope analysis and grading plans show potential for 4 unique multi-acre lots. The sale includes two parcels (222-180-07-01, 222-121-06-01) sold together and is located adjacent to the desired San Elijo Hills Community. Endless possibilities - Build your Dream Home and sell off the remaining parcels to cover your costs. Create a small Planned Community of Estates with epic ocean views and unique features. Abundance of privacy, open space, and grandeur. Private gate on black top road leads to this location, neighborhood consists of several custom homes and this huge parcel is the apex of the neighborhood with some of the best views around. Electric & Water on-site, paved & gated road leading to property behind Double Peak School in addition to the access through the main gate. Close proximity to Cal State San Marcos University, Schools, Palomar Hospital, Coaster Station, Freeway, Shopping Centers & Restaurants. Buyer and buyer's agent to verify all information including zoning and future use. PLEASE NOTE: SURVEY MAP in supplements. PARCEL EXHIBIT, SLOPE ANALYSIS and GRADING PLAN Have been added to Supplements.



**Additional Information**

City	SAN MARCOS
County	San Diego
Zip	92078
MLS® #	LG23000738
Square Ft	1,172,754
Lot Size	26.92
Neighborhood	SAN MARCOS (92078)

**Listing Details**

Provided By: First Team Real Estate

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