

# **\$399,000 - 1601 N Walnut,**

MLS® #PW21178269

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## **\$399,000**

Bedroom, Bathroom, 48,749 sqft

Lot / Land on 1 Acres

N/A, , CA

Having trouble finding the perfect home? Build it yourself. With this unique parcel of land in La Habra Heights, much of the hard work has all been done for you by the current owner who has engineered this acre+ lot to be ready for your dream home. At the higher elevation of the property, where the home is currently planned to be built, you have a panoramic view toward Catalina Island. The owner has proposed a 2600 square foot single story, single family home with an option for either a 3 or 6 car garage with 1000 square feet of deck space over the garage looking toward that fantastic Catalina Island view. Rough grading is already complete and the grading permit is in-hand. Water meter is on site. Electrical panel has been installed. The City of La Habra Heights has said all current plans, approvals and permits can be transferred to the new owner and seller will include all plans and permits as part of the sale. Current permits and approvals are as follows: city council project approval, drainage report approved, drainage plan approved, grading plan approved and permits issued and recorded with LA County clerks office, soils report approved, slope stability report approved, retaining wall design report approved, retaining wall calculations approved, retaining wall plans approved and permits issued, landscape plan approved, irrigation plan approved, erosion control plan approved, septic design report approved, septic plan approved and record with county of LA Health. Seller is also willing



to assist in a consulting capacity with the completion of the project. The property is

**Additional Information**

County	Los Angeles
Zip	90631
MLS® #	PW21178269
Square Ft	48,749
Lot Size	1.12
Neighborhood	OC - LA HABRA (90631)

**Listing Details**

Provided By: T.N.G. Real Estate Consultants

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 18th, 2024 at 3:30am PDT