

Land/Lot - Morro Bay, CA



670 Sequoia Court, Morro Bay, CA, 93442

Offered at \$1,250,000

Image this 5-acre parcel being improved with a custom home, barn, shop, and white rail fencing on the lot lines. Your estate can be seen for miles when driving up or down the coast or from the air. This unique parcel is the remaining part of the Sequoia Ct tract of ten half-acre lots, and custom homes that average over 3000 sq ft in size. The entire subdivision is outside of the Coastal Commission Zone, but inside the City Limits and includes all city services and all public utilities. The subdivision is very private, and wildlife of deer, quail, rabbits, hawks, and Monarch butterflies abound. The ocean views are unobstructed. There are no HOA monthly dues or road maintenance. This is a flag lot, which from the air looked like an arrowhead. All four corners are staked, and a building pad is roughed in. A copy of the CC&Rs and the original soil report from Geo-Solutions is attached as a supplement. The Buyer will need to negotiate a fee directly with Geo Solutions to upgrade the reports when applying for a building permit. However, the fee will be less costly than the original reports. The original developer controls the CC&Rs and will allow the ADU unit. With an updated soil report and a full set of house plans, you should be able to secure a building permit within 6 to 9 months. You also have the option to add a separate ADU "accessory dwelling unit" for Mom and Dad. Call your contractor today.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
5.4 acres (lot size)
Built: Unknown year



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