



## 7 JENCOURT BEAR BRAND RANCH

An Exquisite Marriage of :  
*SIZE \* PRIVACY \* LOCATION \* VIEWS*

**SOLD: \$6,800,000**

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**Lot Size:** 54,014 (1.24 acres) **County:** Orange **Property type:** Vacant Land

Bear Brand Ranch double lot! Over one acre with panoramic views of the ocean, Catalina Island, sweeping hills, sunsets and city lights. Two lots combined to give you .77 acre flat pad to build your dream estate. Possibly the lowest priced per square foot @ \$126 p/sq.ft. \$550,000 spent on lot preparations, including custom smooth stucco wall, V-ditches, drip irrigation and drainage. Subterranean garages allowed for the serious car collector! Many architectural designs allowed. Mediterranean to Contemporary. Lot build-able ready, no Coastal Commission interference.

All information is deemed reliable but the accuracy is not guaranteed. Some information has been taken from public records. Buyer to rely on their own investigation.

### Agent Information



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