





## Spectacular 3 Acre View Lot!

Easy To Build! Approximately 10,000 sq. ft. building pad with spectacular views of the ocean, Palos Verdes, Catalina, Surfriders Beach, San Fernando Valley city lights and Surrounding mountains. There is a beautiful large flat meadow that would be great for horses, gardens, orchards, tennis court, etc. Expired Coastal permit for a 5100 sq. ft. home, Architectural plans, survey and topography map, geology/soils report. Great access from Saddle Peak Road to building site with all utilities in street. Many large estates on adjacent properties. A Great Buy for the area!

**3 Acres- parcel number 4438-039-038**

**\$569,000**

For more pictures and information on this property go to:

**[www.saddlepeaklot.com](http://www.saddlepeaklot.com)**

**BILL & BILL**

Bill Moss

**310-293-5503**

**Coldwell Banker- Malibu**

**SADDLE PEAK**  
**LOT**  
**3 ACRES**

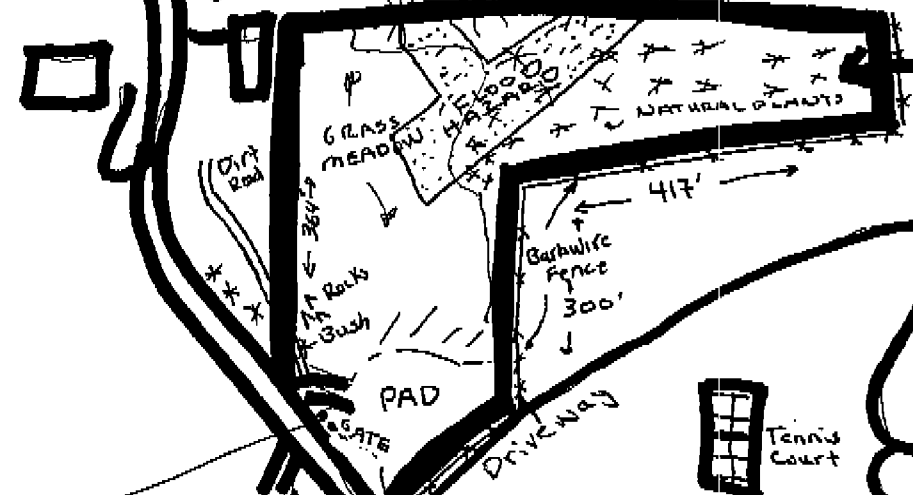
\* View of  
Valley City lights  
&  
mountains

**SADIE**

23051

2299

**LOT FOR SALE**



23000

22981

\* Views of  
Ocean, Palos Verdes  
Catalina, Surfriders Beach  
Point Dume

**SADDLE PEAK**

**SWENSON**

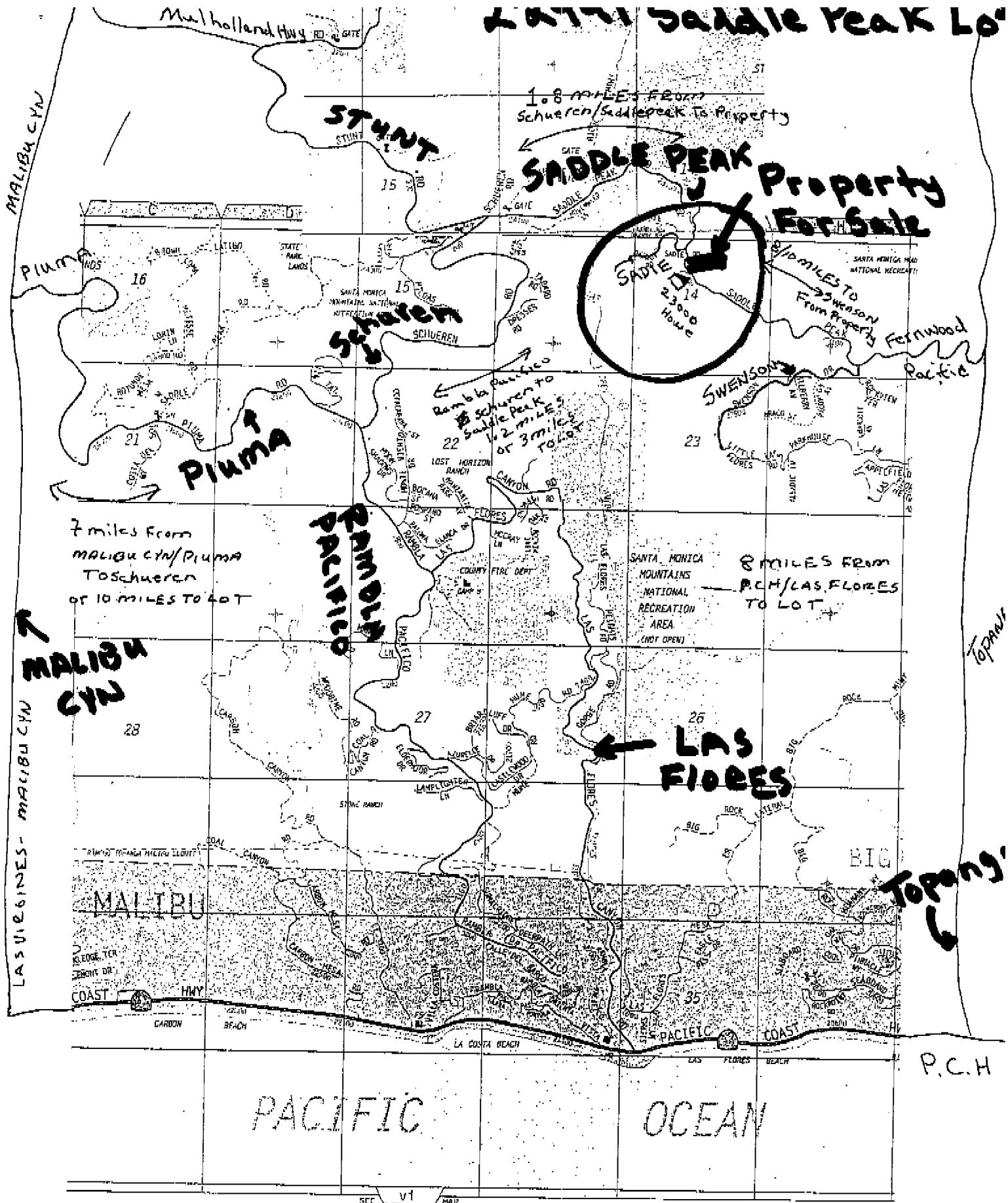
Point Dume

Surfriders

Catalina

Palos Verdes





20771 SADDLE PEAK LO

1.8 MILES FROM Schuereh/Saddlepeak To Property

STUNT

SADDLE PEAK Property For Sale

SADDLE PEAK  
2,500 House

10 miles to Swenson From Property  
Fernwood Pacific

SCHUEREH

Rambo Pacific to Schuereh to Saddle Peak  
1/2 mile or 3 miles to lot

SWENSON

PIUMA

7 miles From MALIBU CYN/Piuma To Schuereh or 10 miles to lot

PACIFIC

8 miles from PCH/LAS FLORES TO LOT

MALIBU CYN

LAS FLORES

Topang

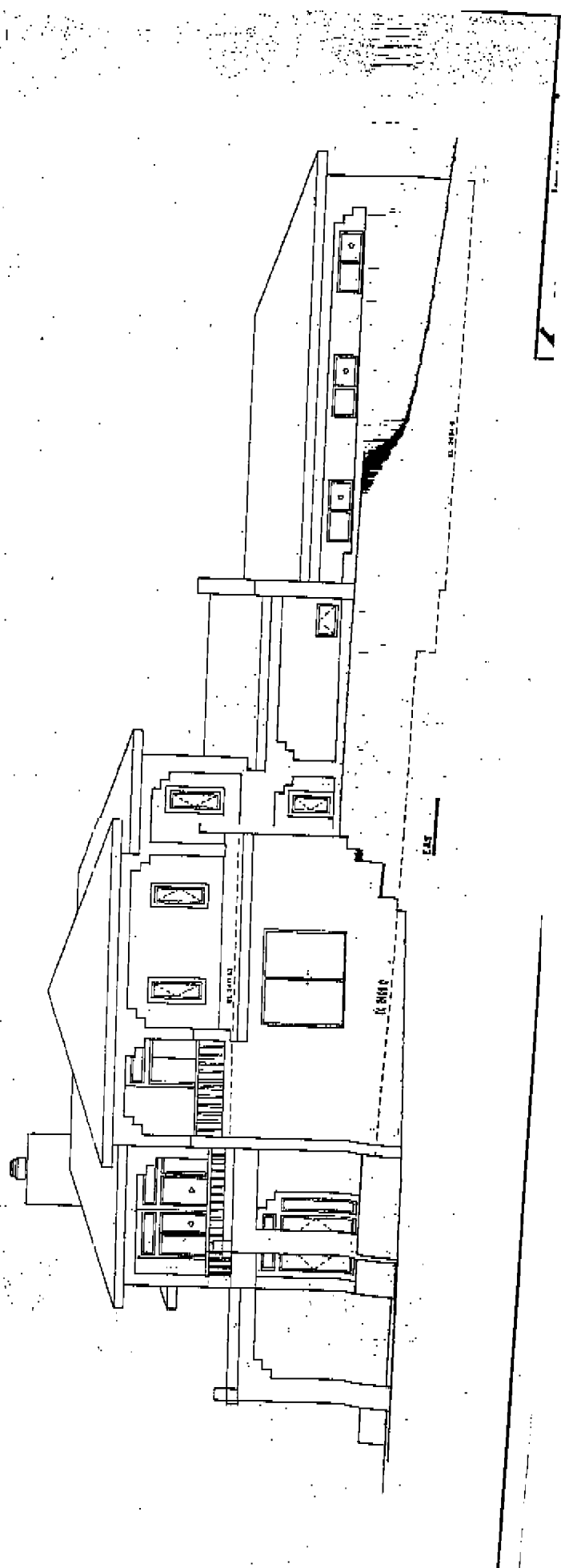
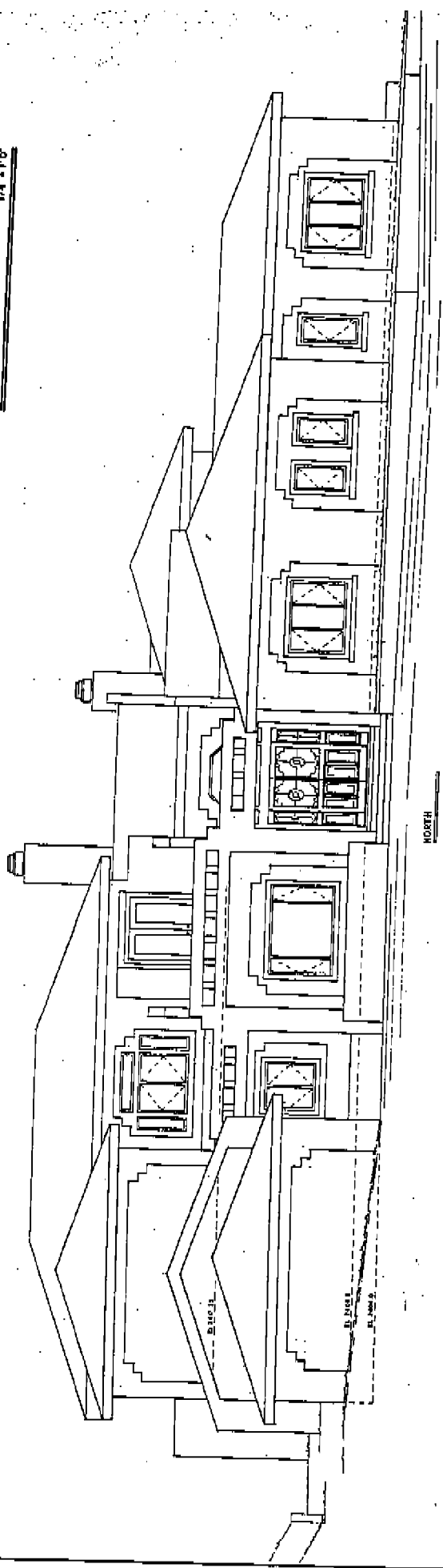
MALIBU

PACIFIC

OCEAN

P.C.H

ELEVATIONS  
1/4" = 1'0"





STATE OF CALIFORNIA—THE RESOURCES AGENCY

CALIFORNIA COASTAL COMMISSION

PETE WILSON, Gov

SOUTH COAST AREA  
345 W. BROADWAY, STE. 380  
P.O. BOX 1490  
LONG BEACH, CA 90802-4418  
(310) 390-3071

Page 1 of 4  
Date: 12-14-92  
Permit Application No. 4-92-218

NOTICE OF INTENT TO ISSUE PERMIT

On December 09, 1992, the California Coastal Commission granted to Bryan & June Zwan Permit 4-92-218, subject to the attached conditions, for development consisting of:

Construction of 5,100 sq. ft., 34 ft., 9 in. high from existing grade single family residence with 3-car garage, septic, retaining walls, paving existing access road, and 871 cu. yds. of grading (797 cu. yds. cut and 74 cu. yds. fill).

more specifically described in the application file in the Commission offices.

The development is within the coastal zone in Los Angeles County at 22991 Saddle Peak Rd., Malibu

The actual development permit is being held in the Commission office until fulfillment of the Special Conditions imposed by the Commission. Once these conditions have been fulfilled, the permit will be issued. For your information, all the imposed conditions are attached.

Issued on behalf of the California Coastal Commission on December 09, 1992.

PETER DOUGLAS  
Executive Director

By: [Signature]  
Title: Staff Analyst

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this notice of the California Coastal Commission determination on Permit No. 4-92-218, and fully understands its contents, including all conditions imposed.

Date \_\_\_\_\_

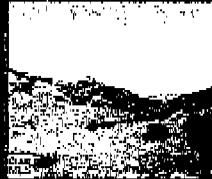
[Signature]  
[Signature]  
Permittee

Please sign and return one copy of this form to the Commission office at the above address.

# BILL & BILL

Coldwell Banker Real Estate - Malibu

310-293-5503 OR 310-456-7676

<input checked="" type="checkbox"/> 1		<b>RES-LND:</b> 22991 SADDLE PEAK RD , TOPANGA 90765	<b>MLS#:</b> 06-020151	<b>LP:</b> \$569,000		
		<b>AREA:</b> (33)Malibu	<b>STATUS:</b> A	<b>VIEW:</b> Yes	<b>MAP:</b> 629/G1	
		<b>APN:</b> 4438-039-038	<b>GAS:</b> Bottled	<b>WATER:</b> In Street	<b>ELEC:</b> In Street	
		<b>ZONE:</b> LCA11	<b>TELEPHONE:</b> Yes	<b>CABLE:</b> Yes	<b>SEWER:</b> Septic	
		<b>HORSES:</b> Yes	<b>APX ACR:</b> 3.21	<b>STAKED:</b> No	<b>APX LDM:</b>	<b>APX LSZ:</b> 130,680/OT
		<b>ADP:</b>	<b>VIEW TYPE:</b> Mountains,Ocean	<b>BONDS:</b>		
		<b>SZONE:</b> Coastal Commission	<b>SITE:</b> Hilltop			
		<b>TOPOGRAPHY:</b> Flat				
		<b>REPORTS ON FILE:</b> Coastal Com. Permit				
		<b>DIRECTIONS:</b> NEXT TO 22981 SADDLE PEAK. LAS FLORES TO RAMBLA PACIFICO TO SCHUEREN TO SADDLE PEAK.				
		<b>REMARKS:</b> EASY TO BUILD! 3 ACRES WITH EXISTING APPROX. 10,000 SQ FT PAD AND LARGE FLAT MEADOW. BEAUTIFUL VIEWS OF SURFRIDER BEACH, OCEAN, VALLEY CITY LIGHTS AND SURROUNDING MOUNTAINS. EXPIRED COASTAL PERMIT FOR A 5,100 SQ FT HOME AND MANY REPORTS. GREAT ACCESS WITH ALL UTILITIES ON STREET. MANY LARGE ESTATES ON ADJACENT PROPERTIES. A GREAT BUY. CALL FOR MAPS. 1/2 MILE FROM SWENSON & SADDLE PEAK.				
		<b>LP:</b> \$569,000	<b>DOM:</b>	<b>LD:</b> 03/27/2006	<b>OLP:</b>	
		<b>LA1:</b> Bill Moss	<b>LO1:</b> Coldwell Banker-Malibu East	<b>LA1 CELL:</b>		
		<b>LA1#:</b> 310-293-5503	<b>LO1#:</b>	<b>LA2 CELL:</b>		
		<b>LA2:</b>	<b>LO2:</b>	<b>EO:</b> No	<b>LS:</b> No	
		<b>LA2#:</b>	<b>LO2#:</b>			
		<b>CSO:</b> 4%	<b>LT:</b> ER	<b>LBA:</b> No	<b>BAC:</b> Yes	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2006 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.



# BILLANDBILL.COM

p. 1

# BILL & BILL

Coldwell Banker Real Estate - Malibu

310-293-5503 OR 310-456-7676

3		<b>RES-LND:</b> 0 DEER CREEK_MALIBU_90265 <b>AREA:</b> (33)Malibu <b>APN:</b> 700-0-010-425 <b>GAS:</b> Bottled <b>ZONE:</b> <b>HORSES:</b> Yes <b>APX ACR:</b> 10.00 <b>ADP:</b> Yes <b>SZONE:</b> Other	<b>STATUS:</b> A <b>WATER:</b> Well <b>TELEPHONE:</b> Yes <b>STAKED:</b> Yes <b>VIEW TYPE:</b> Canyon,Mountains,Ocean <b>BONDS:</b> SEE TITLE	<b>MLS#:</b> 05-047859 <b>LP:</b> \$659,000 <b>VIEW:</b> Yes <b>MAP:</b> 625/A1 <b>ELEC:</b> In Street <b>CABLE:</b> Yes <b>SEWER:</b> Septic <b>APX LDM:</b> A10.0/AS <b>APX LSZ:</b> 435,600/AS
<b>TOPOGRAPHY:</b> Pad,Varied <b>REPORTS ON FILE:</b> Cert. of Compliance,Geological Report,Percolation,Soils Report,Survey <b>DIRECTIONS:</b> PACIFIC COAST HIGHWAY TO PACIFIC VIEW, 2.5 MILES TO FIRST DIRTY DRIVEWAY ON LEFT <b>REMARKS:</b> BUILD YOUR OWN PRIVATE DREAM ESCAPE! TWO OCEAN VIEW APPX. 10 ACRE PARCELS WITH BUILDING PADS SOLD SEPARATELY OR AS A WHOLE IN BEAUTIFUL MALIBU. BOTH PROPERTIES HAVE WORKING WELLS, GOOD ROAD ACCESS, ALL REPORTS AND PLANS APPROVED IN THE 90'S FOR A 4500 SQFT HOME. EASY TO BUILD WITH VENTURA BUILDING REQUIREMENTS. NO COASTAL COMMISSION. ONLY 2.5 MILES FROM PCH AND CLOSE TO HIKING AND HORSE TRAILS. PARCEL 425 IS \$659,000. PARCEL 415 IS \$559,000.		<b>SITE:</b> Varied <b>LP:</b> \$659,000 <b>DOM:</b> 196 <b>LD:</b> 08/21/2005 <b>OLP:</b> \$799,000 <b>LA1:</b> Bill Moss <b>LO1:</b> Coldwell Banker-Malibu East <b>LA1#:</b> 310-293-5503 <b>LO1#:</b> 310-456-1747 <b>LA1 CELL:</b> <b>LA2:</b> <b>LO2:</b> <b>LA2 CELL:</b> <b>LA2#:</b> <b>LO2#:</b> <b>EO:</b> No <b>LS:</b> No <b>CSO:</b> 5.0% <b>LT:</b> ER <b>LBA:</b> No <b>BAC:</b> Yes		
4		<b>RES-LND:</b> 0 DEER CREEK_MALIBU_90265 <b>AREA:</b> (33)Malibu <b>APN:</b> 700-0-010-0415 <b>GAS:</b> Bottled <b>ZONE:</b> <b>HORSES:</b> Yes <b>APX ACR:</b> 10.00 <b>ADP:</b> Yes <b>SZONE:</b> None	<b>STATUS:</b> A <b>WATER:</b> Well <b>TELEPHONE:</b> No <b>STAKED:</b> No <b>VIEW TYPE:</b> Canyon,Mountains,Ocean <b>BONDS:</b> SEE TITLE	<b>MLS#:</b> 05-047853 <b>LP:</b> \$559,000 <b>VIEW:</b> Yes <b>MAP:</b> 625/A1 <b>ELEC:</b> In Street <b>CABLE:</b> No <b>SEWER:</b> Septic <b>APX LDM:</b> <b>APX LSZ:</b> 435,600/AS
<b>TOPOGRAPHY:</b> Flat,Pad,Varied <b>REPORTS ON FILE:</b> Cert. of Compliance,Geological Report,Percolation,Soils Report,Survey,Topography Report <b>DIRECTIONS:</b> PACIFIC COAST HIGHWAY TO PACIFIC VIEW APPX.2.5 MILES TO FIRST DRIVEWAY ON LEFT <b>REMARKS:</b> ENJOY PEACE AND TRANQUILITY IN THE MALIBU MOUNTAINS FROM THIS PRIVATE OCEAN VIEW APPX. 10 ACRE RETREAT. LOCATED ONLY 2.5 MILES FROM PCH, THIS PROPERTY HAS A WORKING WELL, BUILDING PAD, GOOD ROAD ACCESS, AND CLOSE TO HIKING AND RIDING TRAILS. ADJACENT 10 ACRES IS FOR SALE @ \$659,000.		<b>SITE:</b> Varied <b>LP:</b> \$559,000 <b>DOM:</b> 196 <b>LD:</b> 08/21/2005 <b>OLP:</b> \$749,000 <b>LA1:</b> Bill Moss <b>LO1:</b> Coldwell Banker-Malibu East <b>LA1#:</b> 310-293-5503 <b>LO1#:</b> 310-456-1747 <b>LA1 CELL:</b> <b>LA2:</b> <b>LO2:</b> <b>LA2 CELL:</b> <b>LA2#:</b> <b>LO2#:</b> <b>EO:</b> No <b>LS:</b> No <b>CSO:</b> 5.0% <b>LT:</b> ER <b>LBA:</b> No <b>BAC:</b> Yes		

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2006 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.

# BILLANDBILL.COM