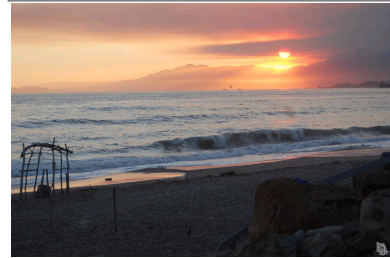


# Client Summary Report

Listings as of 01/28/16 at 10:27pm

**Active 01/28/16**      **Listing # 216001185**      **6698 Breakers Way, Ventura, CA 93001**      **Listing Price: \$1,875,000**  
**County: Ventura**      **Cross St: Ventura Hwy 101**      **Map: 458, D5**      **Original Price: \$1,875,000**



<b>Property Type</b>	Lots and Land	<b>Property Subtype</b>	Lots and Land
<b>Area</b>	Ventura -Beach N Rvr	<b>Subdiv/Tract</b>	Ventura Beach North: Other
<b>APN/Tax ID</b>	0600082610	<b>Price/Acre</b>	\$19,799,366.42
<b>DOM</b>	0	<b>Lot Sq Ft(approx)</b>	4127 ((Public Records))
		<b>Lot Acres (approx)</b>	0.0947

**Directions** hwy 101 toward Santa Barbara south or hwy 101 toward Ventura north

**Marketing Remark** Beach front lot in Mussel Shoals! Start building NOW! This RARE beach front lot has 40 feet of sandy beach frontage with approved plans for approximately 3900 sq. ft. home, plus a three car garage and a roof garden. It is ready to build now! No red tape...everything has already been approved... and permits and school fees PAID. This spectacular lot is located in the quiet beach community of Mussel Shoals, just 4 miles south of the charming beach town of Carpinteria. There are spectacular views overlooking the water, facing north towards Santa Barbara and also south towards Ventura. Enjoy year round sunsets, watching the dolphins and whales, kayaking or surfing out your door, and falling asleep to the sound of crashing waves. This is truly a unique opportunity to build your dream home or hold for investment! It is the only one of its kind available, ready to go!!!

**Presented By:**



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