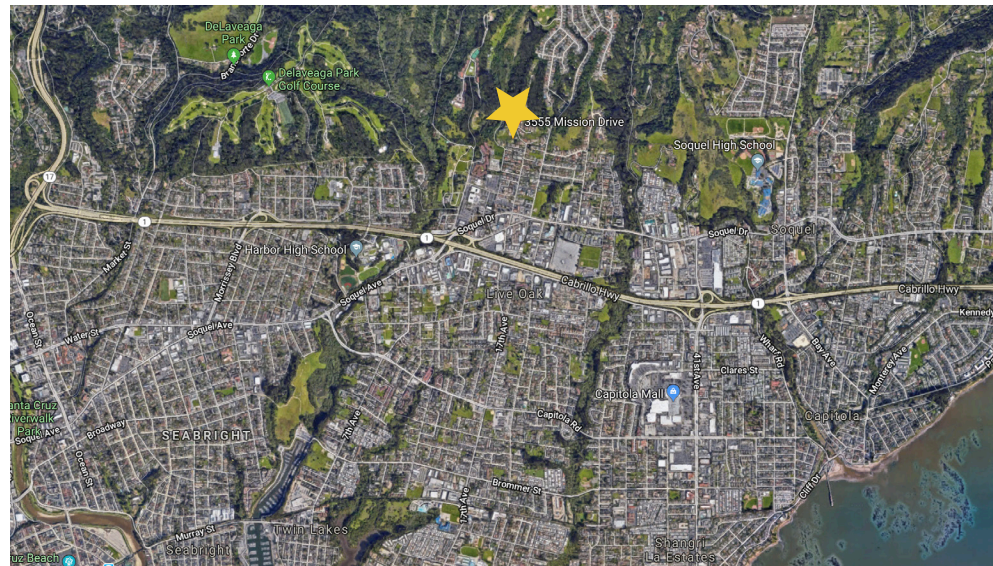


# OCEAN VIEW LOT -READY-TO-BUILD

## 3555 MISSION DRIVE, SANTA CRUZ, CA 95065



Convenient mid-County commute location, close to Dominican Hospital, 41st Avenue shopping, Soquel Drive and Highway 1 and 17.



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# MID-COUNTY OCEAN VIEW LOT



## 3555 MISSION DRIVE, SANTA CRUZ, CA 95065

Wonderful opportunity to acquire the only **fully-entitled** and **ready-to-build** Mid-County oceanview lot on the market, with panoramic views of the Monterey Bay.

- ◆ Start building tomorrow!! Plans and permits are paid for and ready to go to create a wonderful light-filled 3 bedroom, 2 bath home, with finishes customized to your tastes & desires
- ◆ Main Home - **2,117 sq ft** Large 2-car Garage – **624 sq ft** Lot – **11,668 sq ft**
- ◆ House was designed with the possibility of expansion through the addition of a 2nd story, affording breath-taking views of the Bay and city lights (designed by local architect Tracy Johnson)
- ◆ School fees paid, planning fees paid, sewer permit paid. Existing water meter from previous house on the property.

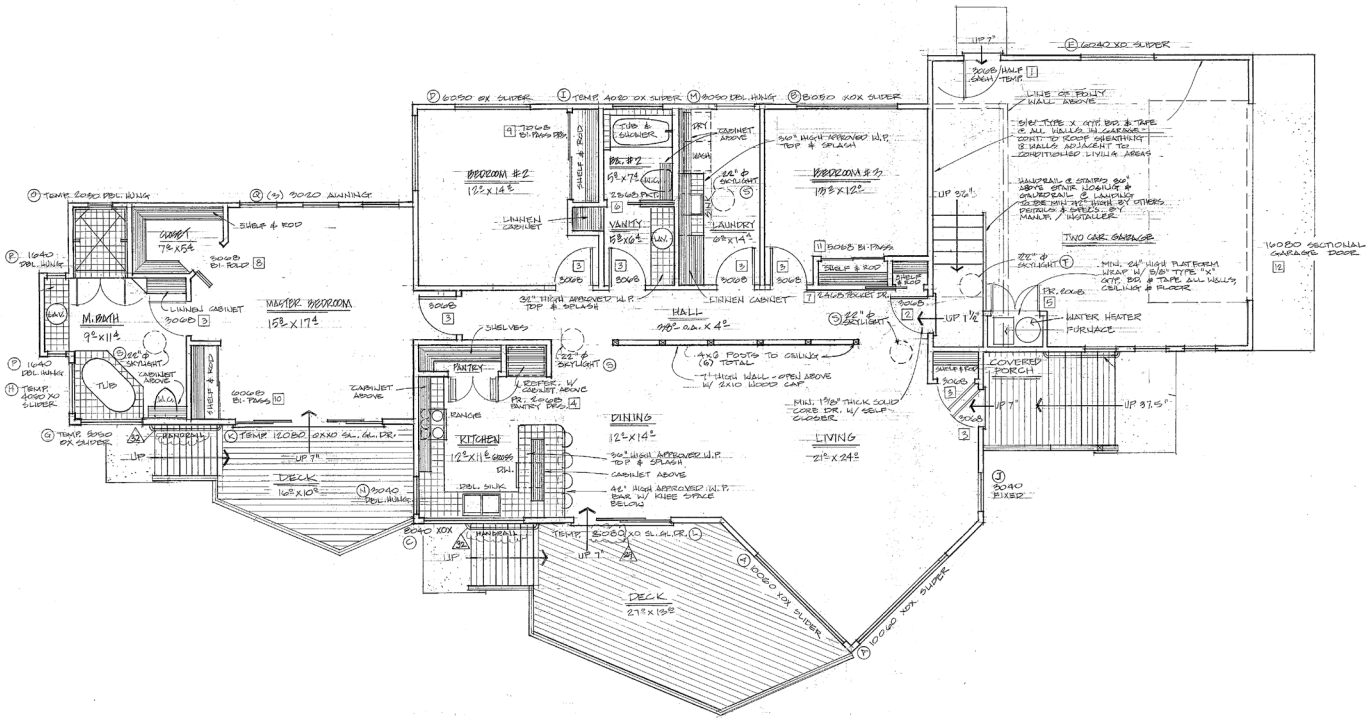
**Offering Price: \$550,000**

**Plans and permits paid for  
and ready to go**





Off-street privacy on a short private driveway shared with one neighbor. Private large yard area on the backside of house perfect for gardening and entertaining family and friends



2 view decks off the living room and master bedroom, offering private unobstructed views of the Monterey Bay and city (no neighbors at same level above or below property)

