







Contractor will build for 850,000*
READY TO PULL PERMITS

Malibu

New Ocean View Home

Multiple Spacious Ocean View Decks

5 minutes to Surf, Sand, Dining

Live the Malibu Dream



Architectural plans

by Award winning firm 3 Sixty

Architecture

**Plans & RTI permits to build new
home**

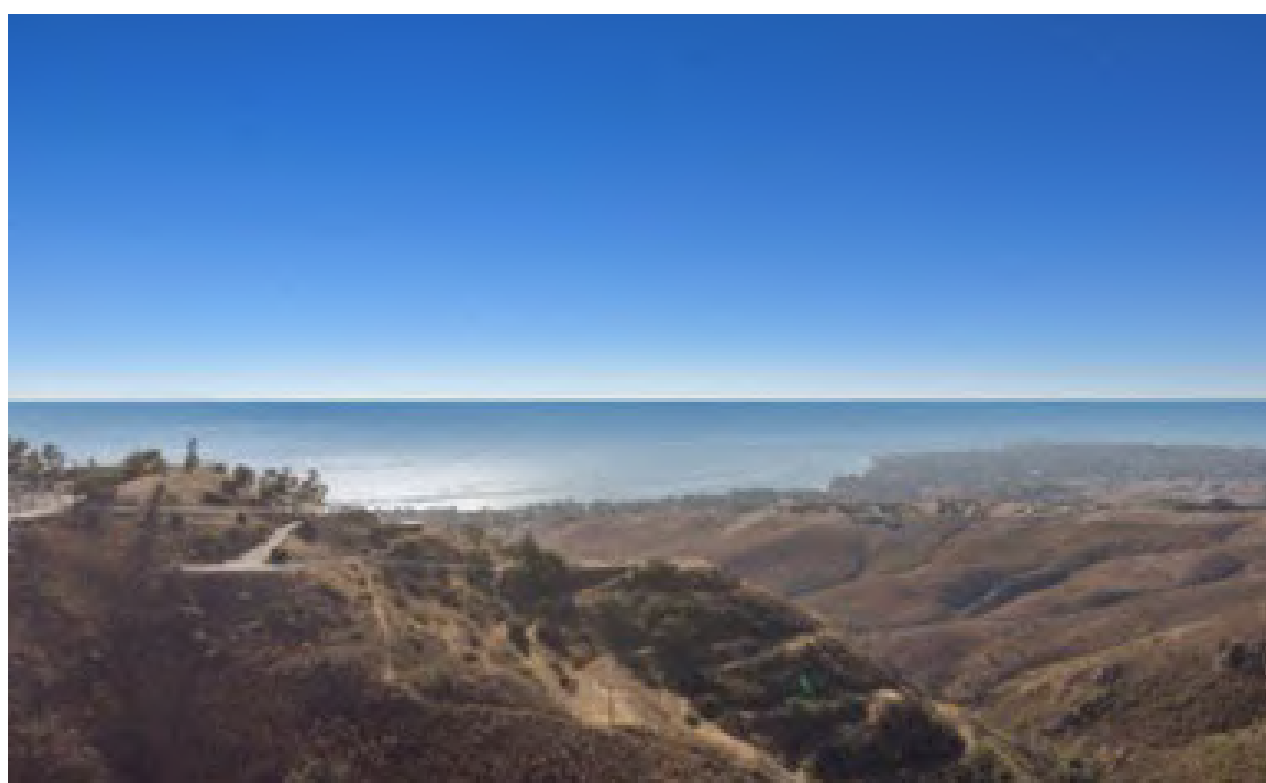
Price \$999,000

After Built Sell Price \$2,700,000



Greg Wilson
greg@fixandflippers.com
323-632-3279

Buyer to do their own due diligence.



Good comparable Lot Sale to Subject Property -Similar size lot Just sold in past few months without approved plans . Inferior to Subject property location .. this lot was located 4 miles up Decker Road in far West Malibu . Subject Property is worth more than \$100k than this lot .



 [0 Decker Canyon Road](#)
Malibu, CA 90265

\$950,000

MLS#: [23-272417](#)


119,697/Vendor
Enhanced
Lot Size

8
\$Per Lot Size

2.7479
Lot Acreage

[More Details](#)



 **Good**
Comparable House sale located similar distance from PCH an New Construction like Subject Property - much smaller home - \$1400 per foot - Subject Property with House would sell for similar per sq.ft amout at \$1400 per

foot or more



10120 Yerba Buena Rd

[Malibu, CA 90265](#)

\$2,100,000

MLS#: [23-315571](#)

1
Beds

1.00
Baths

1,400/Plans
Bldg Sq Ft

[More Details](#)



Good Comparable house sale at \$1319 per foot but NOT NEW Construction .. Subject Property with new home will sell for more per sq.ft.

[30601 Sicomoro Dr](#)

[Malibu, CA 90265](#)

\$3,500,000

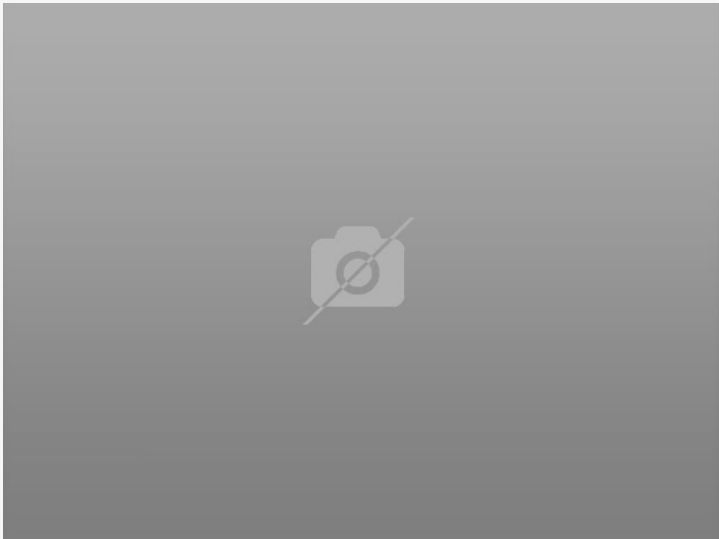
MLS#: [23-320929](#)

4
Beds

3.00
Baths

2,652/Vendor
Enhanced
Bldg Sq Ft

[More Details](#)



 **Good Comparable House sale at \$1402 per sq.ft - Located within 1/4 miles of Subject Property .**
[26533 Ocean View Dr](#)
[Malibu, CA 90265](#)

\$2,350,000

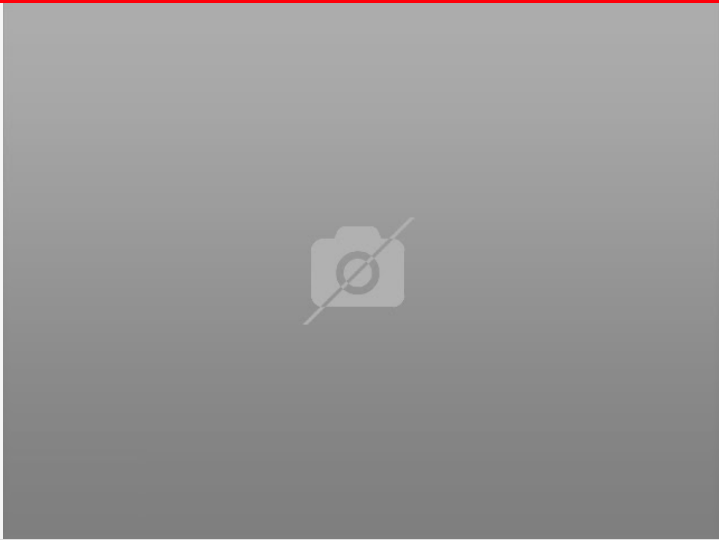
MLS#: [COMP23103792](#)


3
Beds

4.00
Baths

1,675
Bldg Sq Ft

[More Details](#)



 **Comparable Home sale - sold for over \$2k per foot**
[29556 Rainsford Pl](#)
[Malibu, CA 90265](#)

\$3,275,000

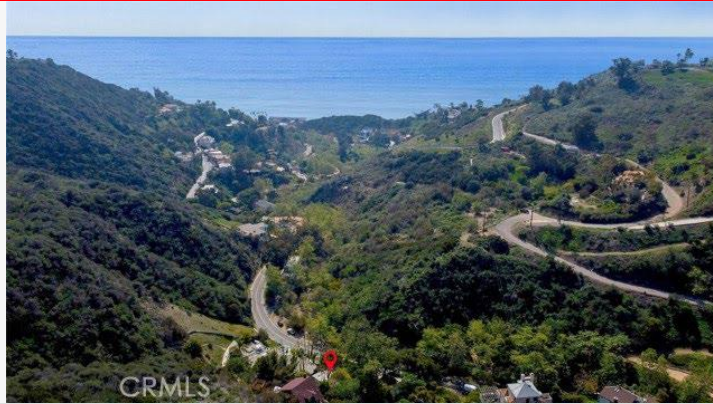
MLS#: [COMP23129561](#)


2
Beds

1.00
Baths

1,567
Bldg Sq Ft

[More Details](#)



 **Very Comparable House Sale - Sold for \$1337 per foot . Not new construction but nicely built . Subject Property will sell for at least \$100 to \$200 per ft due to new construction . Similar distance from PCH**

[3570 Las Flores Canyon Rd](#)

[Malibu, CA 90265](#)

\$2,295,000

MLS#: [NP22042689MR](#)

3
Beds

2.00
Baths

1,716
Bldg Sq Ft

[More Details](#)



 **Comparable House sale - \$1587 per sq.ft .. Not new constructions but very good quality construction .**

[21066 Las Flores Mesa Dr](#)

[Malibu, CA 90265](#)

\$4,100,000

MLS#: [21-108085](#)

3
Beds

4.00
Baths

2,582/Assessor
Bldg Sq Ft

[More Details](#)



Best Comparable Property : Located within 1/4 miles of Subject Property with Similar New Construction . 2400 sq.ft home - sold for \$1300 per ft.

**[26573 Ocean View Dr](#)
[Malibu, CA 90265](#)**

\$3,100,000

MLS#: [22-131299](#)

4
Beds

4.00
Baths

Bldg Sq Ft

[More Details](#)



Comparable House Sale - adjacent to Subject property - very old home that a complete remodel with new doors and windows, floors, kitchen, baths etc... at

lease another \$400 per foot to redo and still would not be a new house with poor design ... sold at \$862 per sq.ft - add at least \$400 to \$500 per ft. to be comparable to subject lot

[4345 Escondido Trl](#)

[Malibu, CA 90265](#)

\$2,575,000

MLS#: [22-188621](#)

4
Beds

3.00
Baths

2,984/Assessor
Bldg Sq Ft

[More Details](#)



Comparable house sale at \$1361 per ft but not new construction

[20413 Roca Chica Dr](#)

[Malibu, CA 90265](#)

\$3,695,000

MLS#: [23-235719](#)

4
Beds

4.00
Baths

2,713/Vendor
Enhanced
Bldg Sq Ft

[More Details](#)



Comparable House sale with New Construction like Subject Property - \$1395 per ft sale price

6328 Paseo Canyon Dr
Malibu, CA 90265

\$3,600,000

MLS#: 23-252753

4
Beds

3.00
Baths

2,580/Plans
Bldg Sq Ft

[More Details](#)

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.

8/25/23 11:22 AM

Blindouf, SShy@Mcoud.com - Blindouf, SShy@Mcoud.com - Blindouf, SShy@Mcoud.com - Blindouf, SShy@Mcoud.com - Blindouf, SShy@Mcoud.com

TRACT 8848
LOT 99

APN: 4461-018-031
(NOT A PART)
TRACT 8848
LOT 100

APN: 4461-018-028
(NOT A PART)
TRACT 8848
LOT 59

APN: 4461-018-027
(NOT A PART)
TRACT 8848
LOT 58

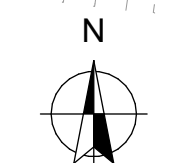
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TRACT 8848
LOT 102

TRACT 8848
LOT 103

APN: 4461-018-039

PAVEMENT

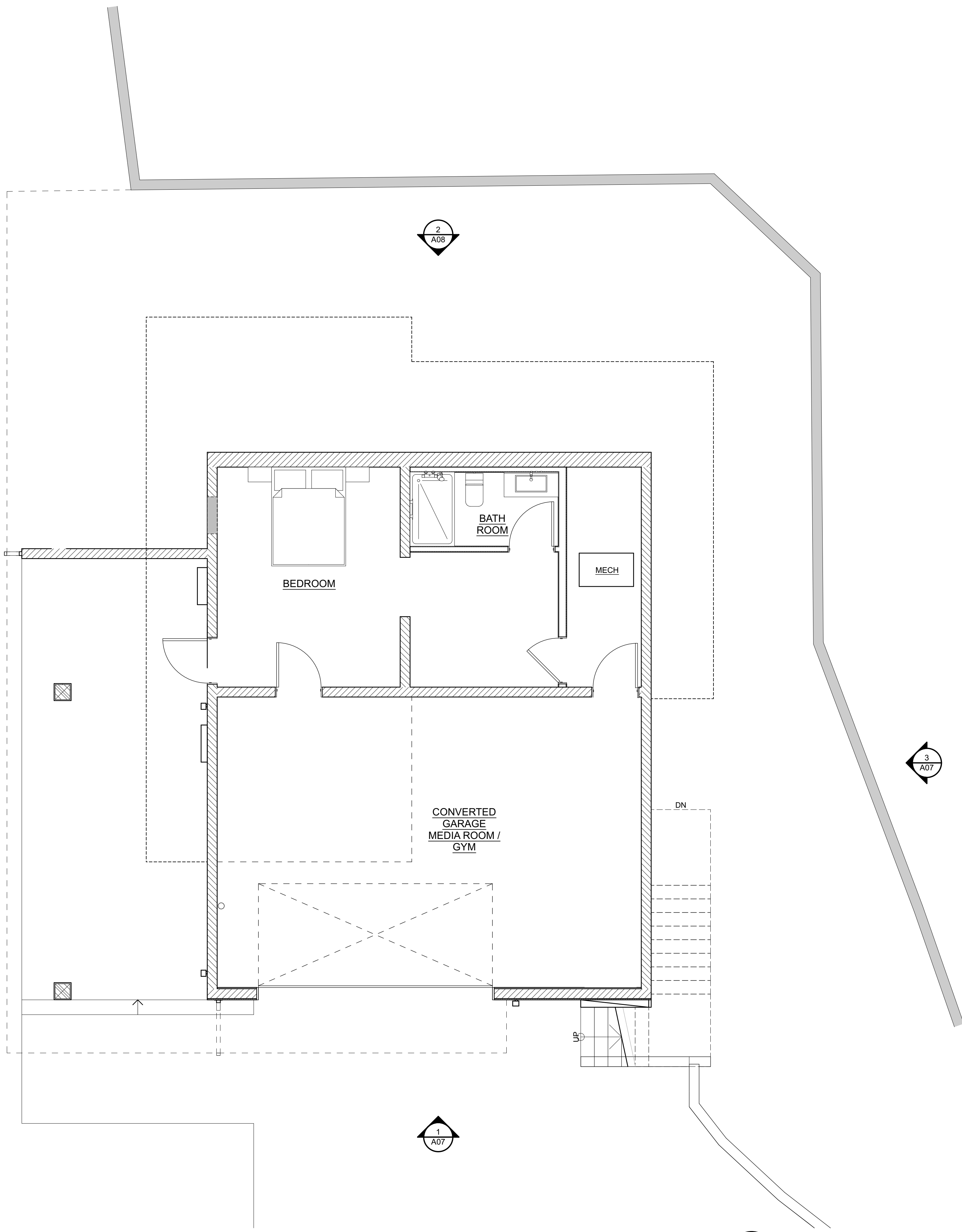
ESCONDIDO TRAIL



02

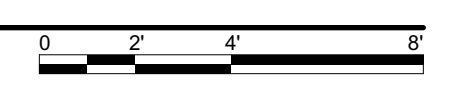
PROPOSED SITE PLAN

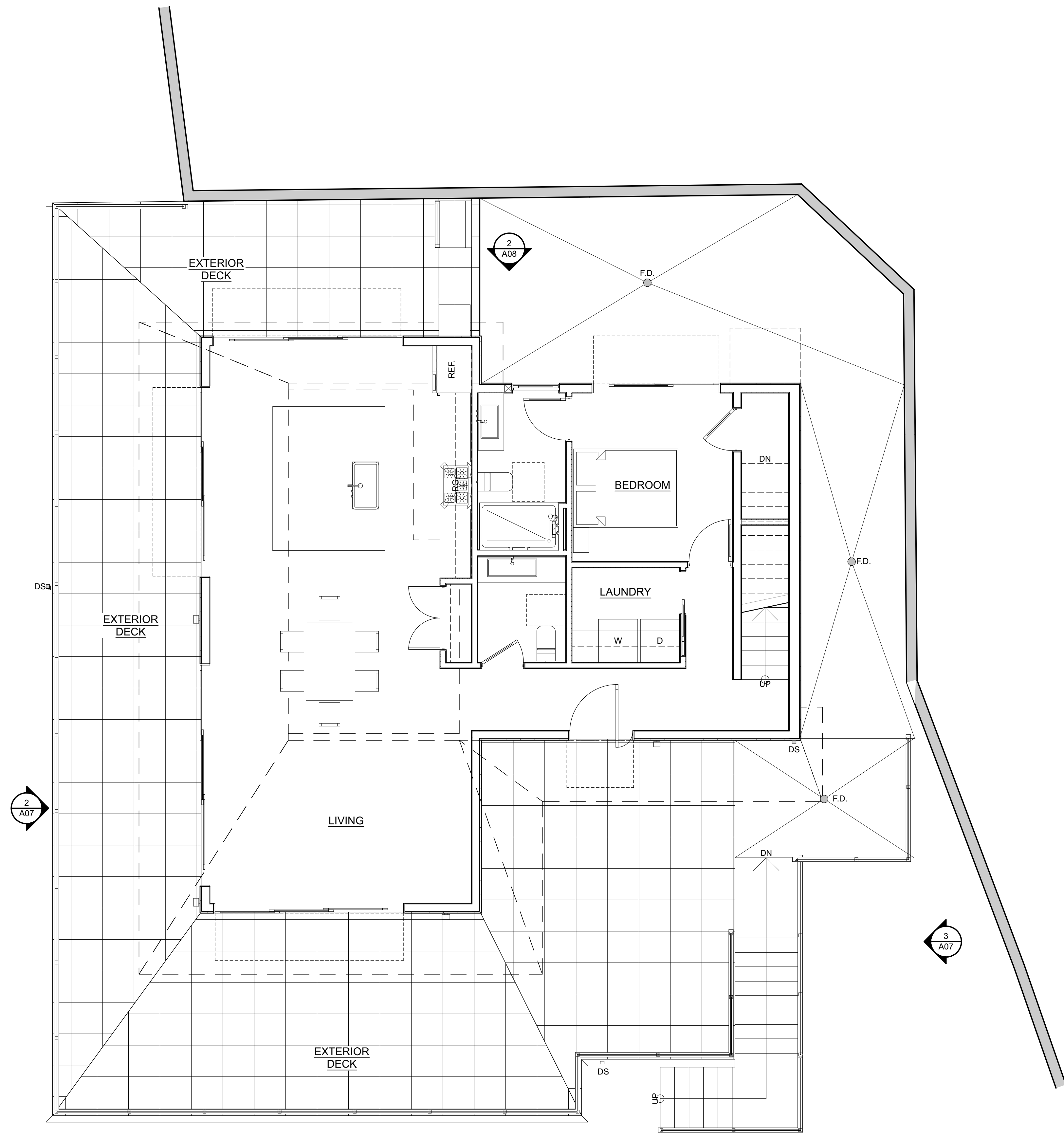
SCALE: 3/32" = 1'-0"



A PROPOSED BASEMENT FLOOR

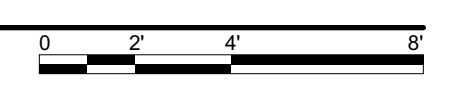
SCALE: 1/4" = 1'-0"

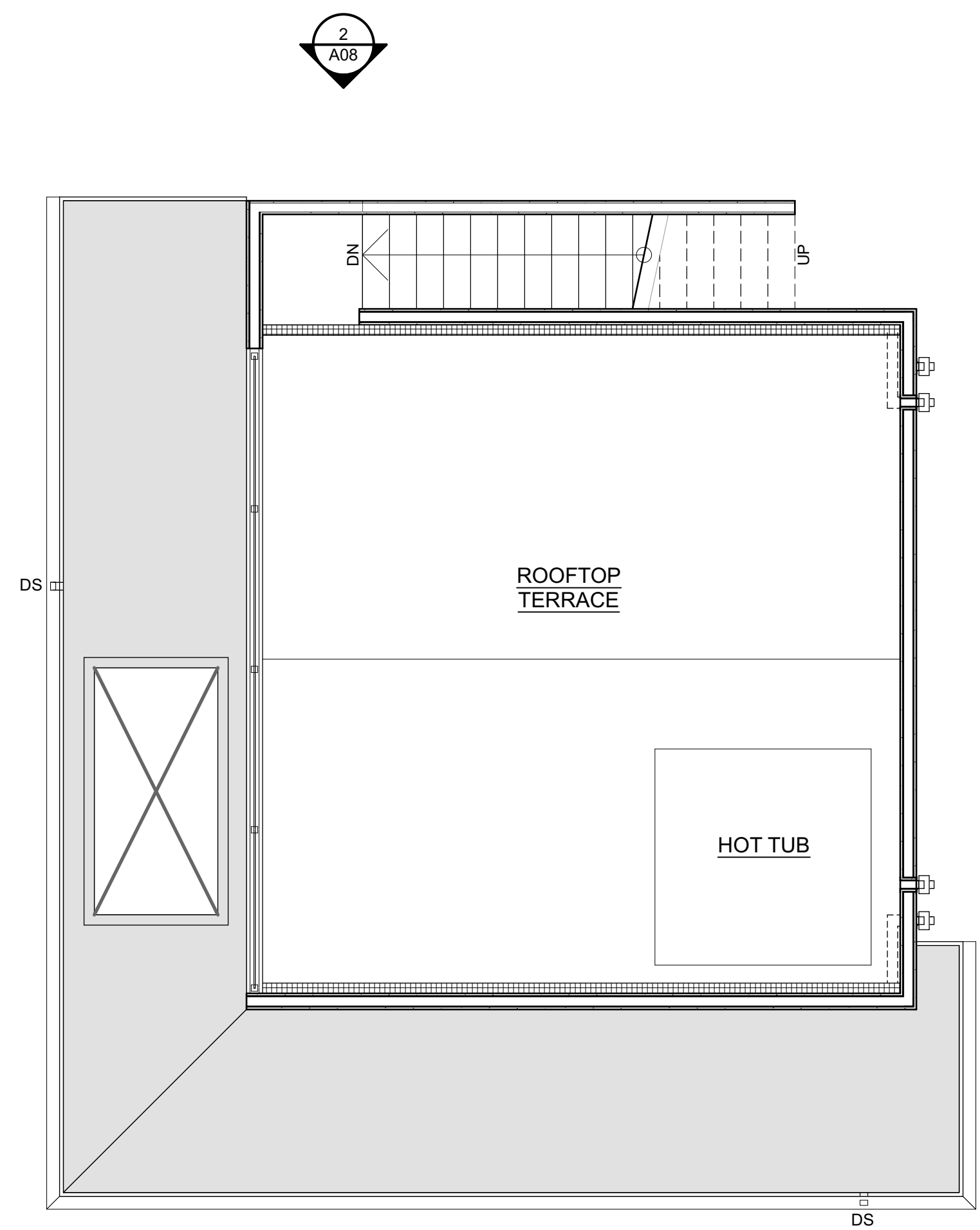




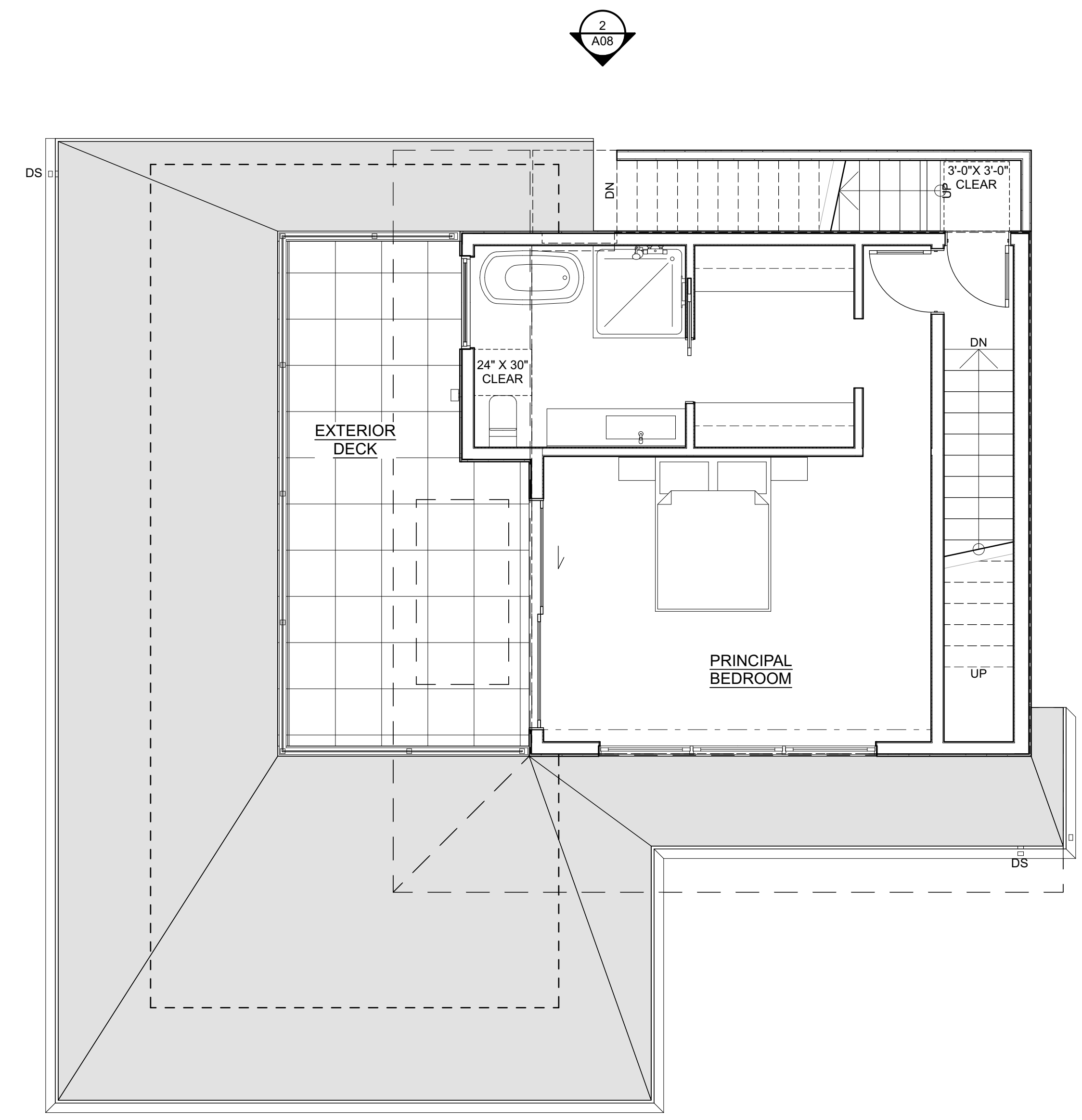
A PROPOSED FIRST FLOOR

SCALE: 1/4" = 1'-0"



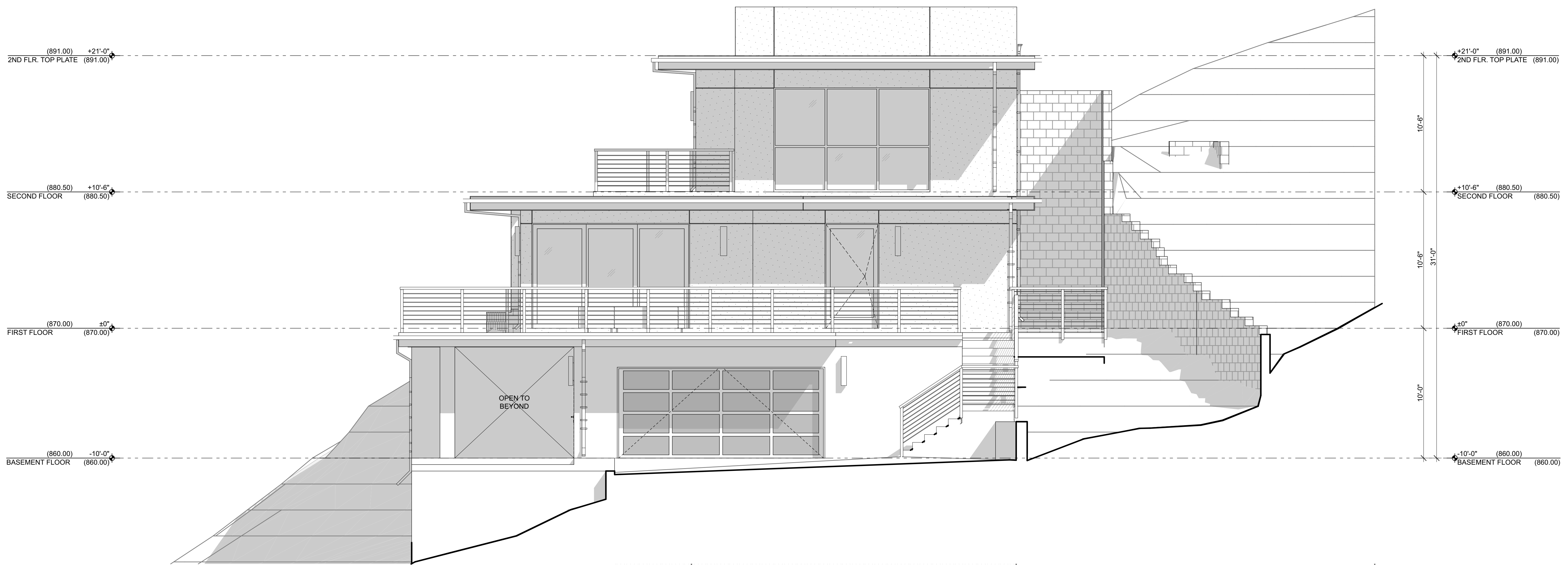


B PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"
 0 2 4 6

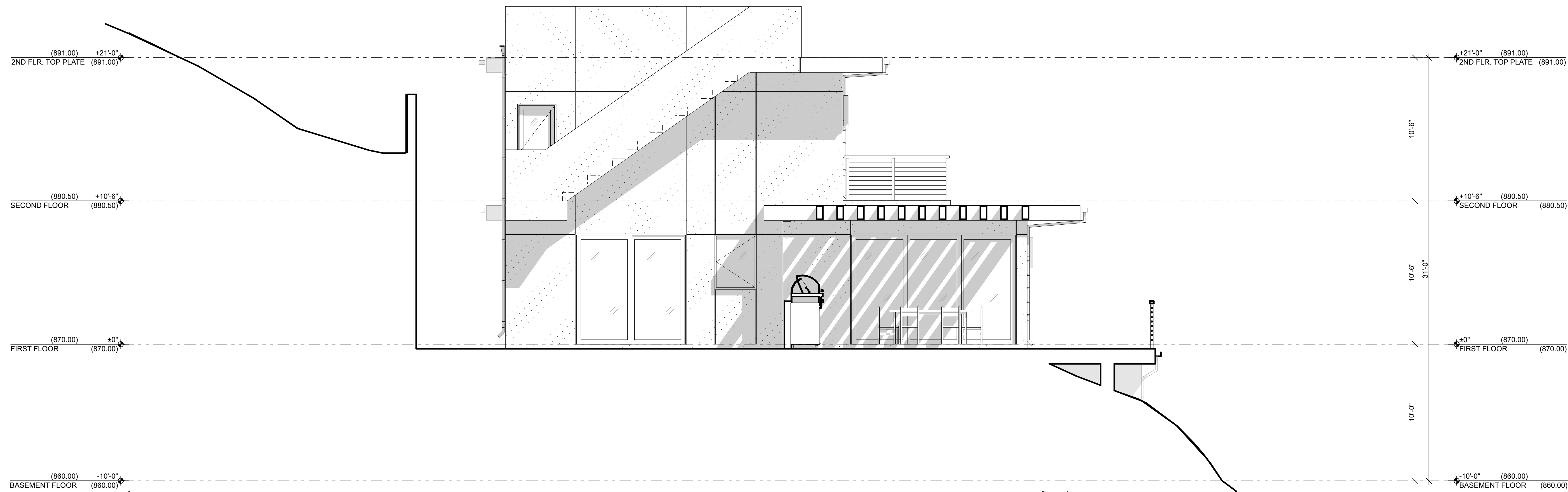


A PROPOSED SECOND FLOOR
 SCALE: 1/4" = 1'-0"
 0 2 4 6

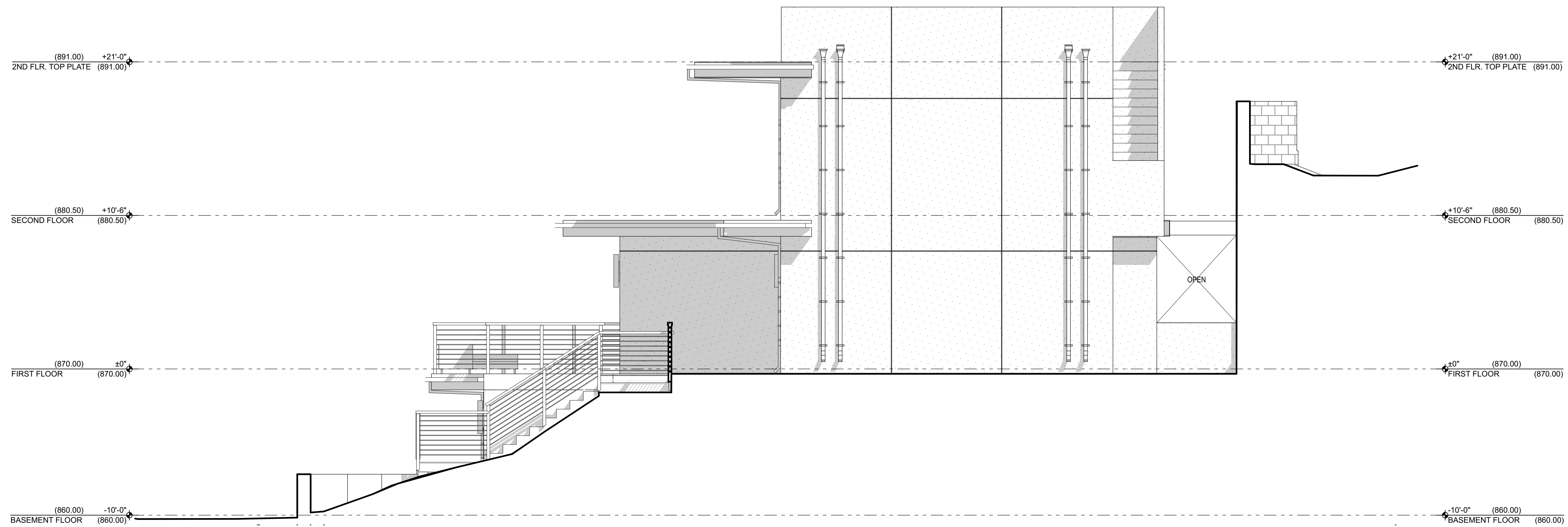




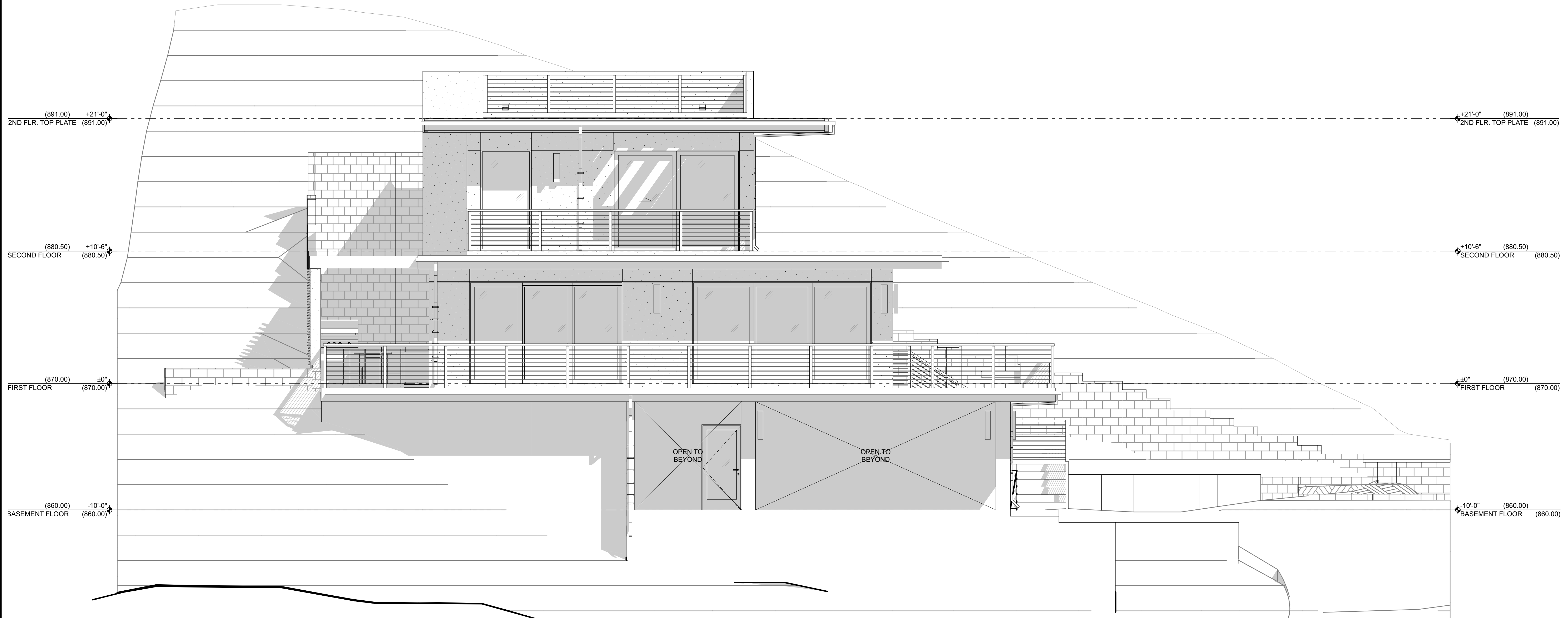
1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE (USABLE PROPOSED)

Garage/Office/Gym/Media room :	546 sf	
3 rd bed & bath or rental apartment:	420 sf	476 sf Deck Area
First Floor Habitable Area:	1081sf	1223 sf Deck Area
Second Floor Habitable Area:	448 sf	198 sf Deck Area
Roof Deck		470 sf Deck Area
Total	2495 sf	2367 sf

Property enhancements

Retaining walls in place and approved

1500 gallon septic tank in place and approved

Concrete driveway in place and approved

Water line at street

Electric at street

Buildings allowed on property after completion of main house

900-1200 standalone guesthouse

Extra bedroom and bathroom

Swimming pool

Information provided by LA County Planner Shawn Skiers

