



Legend:

	POTENTIAL DWELLING FOOTPRINT		MANUFACTURED 2:1 SLOPES		OAK TREES TO REMAIN
	DRIVEWAY ACCESS		UNDISTURBED NATURAL AREA		NEW 24" BOX OAK TREES (14)
	FLAT PAD AREA		MODJESKA CANYON R.O.W.		OLIVE TREES TO REMAIN
			MODJESKA CANYON ROAD		NEW 24" BOX OLIVE TREES (16)

CALL 949.249.2424 FOR MORE DETAILS

**16956 MODJESKA CANYON RD
LOT 2, PARCEL #86605104**

\$430,000

This parcel of land is 1.045 acres with majestic oak and olive trees planted in the 1890's in the serene and quiet mountains of Modjeska Canyon, named after Helena Modjeska a leading lady of American Stage in the 19th and early 20th centuries it holds a piece of local history, kept famous with her Museum. Nestled in the western slope of the Santa Ana Mountains, not only does it hold a piece of history, there are nature trails and horse trails. Making it perfect for custom homes, family compound, or horse ranch.



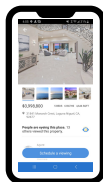
CONCEPTUAL LOT 2



CONCEPTUAL LOT 2



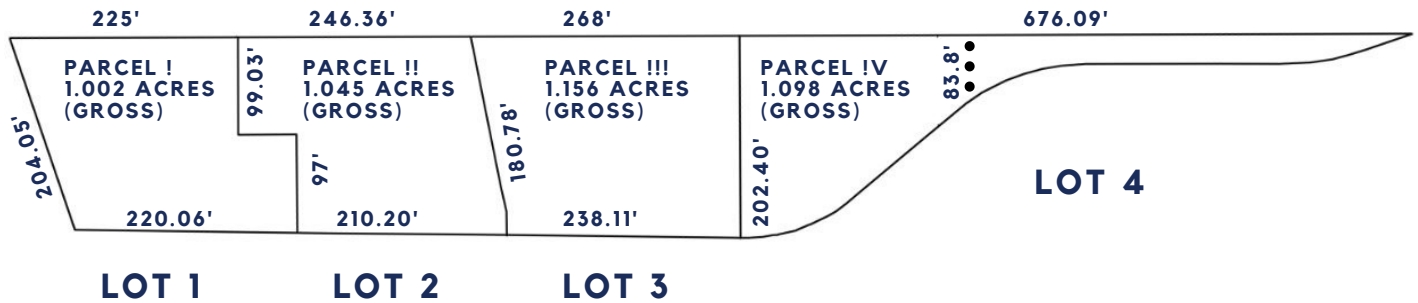
LOT 2 LINK



**4 LOTS CAN BE PURCHASED TOGETHER
AS 1 GRAND PARCEL**

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LOT 2 FEATURE LIST:

- 1.045 acres
- Oak and olive trees planted in the 1890's grace this lovely land
- Property has been surveyed and corners set, ready to build
- Water, cable, phone, and electricity are at the property line
- It is contiguous with three other parcels and can be purchased as one grand parcel.



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