

TWO BUILDABLE LOTS IN MENDOCINO

11063 & 11069 Hills Ranch Road. Each with a footprint of 35' wide by 75' deep, CA Coastal and HOA pre-approval for habitable area of 1397 sq. feet. with double garage of 438 sq. ft. These lots are walking distance to beach and beautiful historic art community of Mendocino Village. The left image shows the front end of the lots, looking west towards the Pacific and opposite the 35' widths of the lots across Hills Ranch Road the view of large trees that border a creek. Both have public water and sewer service, a big plus for land in Mendocino. Below are images of the village and bluffs of nearby enchanting Mendocino, followed by drawings for the duplex..



The East Elevation View is at the Top Left, South Elevation View is at the Top Right. The Site with Main Floor plan on a gentle easy to build downhill slope of approximately 1:10 is shown in the center. The North Elevation View is at Bottom Left, and the West Elevation View is at the Bottom Right.

