

# *Liebelt Realty*

## **Spec House Project on View Lot PASO ROBLES, CALIFORNIA**



- 1.57 Acres with view. View is approximately 260° with intermittent interruption by rooftops.
- Asking Price for lot: \$347,500
- Proposed Project: Guerdon Model 3C-4449-01, 2,146 sq ft, 3 bedroom, 2.5 bath, 3 car garage and 1000 sq ft gameroom upstairs for a total living area of 3,100 sq ft.
- Estimated Cost to Build \$451,990\*
- Recommended Lot Purchase Price \$330,000
  - Subtotal \$781,990
- Estimated Resale Value \$915,000
- **Estimated Gross Profit \$133,010**

**Please contact Kelly Morrow (805)835-5000 or Jamie Basinger (805)610-7087 for details.**

*\*Prices may be affected by engineering reports and are subject to change.*

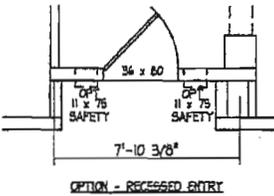
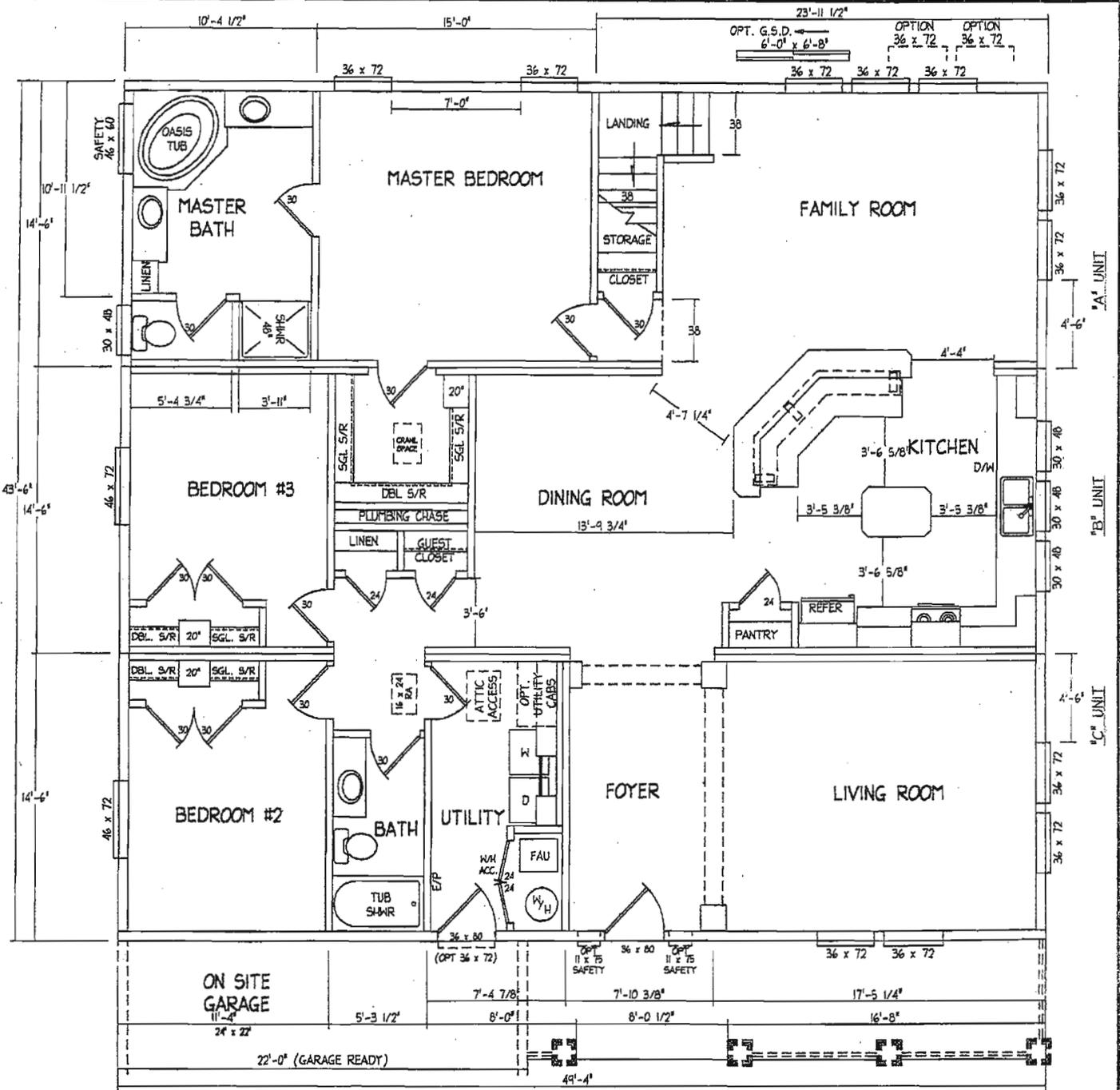
Information obtained from sources deemed reliable but not guaranteed. Buyers are advised to perform their own due diligence.

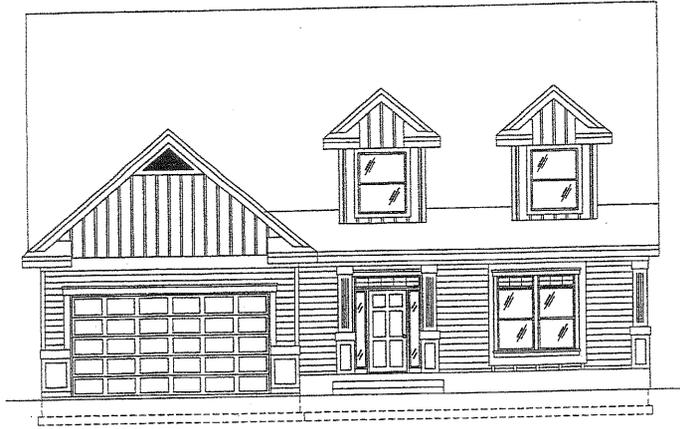
10233 Mochuello Court, Atascadero, California 93422

[www.liebeltrealty.com](http://www.liebeltrealty.com)

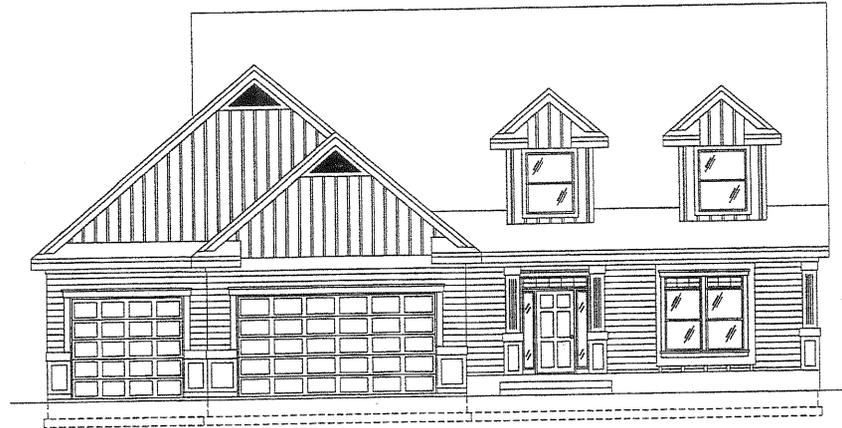
Office (866)885-5111 · Fax (805)462-2701

2146 square feet downstairs and approximately 1000 sq ft upstairs (not shown)





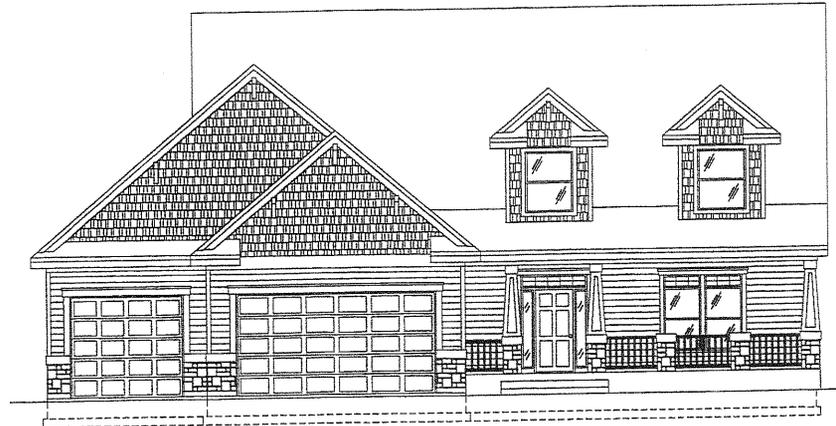
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATIONS FOR PLAN ~~44-4048-01~~  
3C 4449-01

Sample Elevations