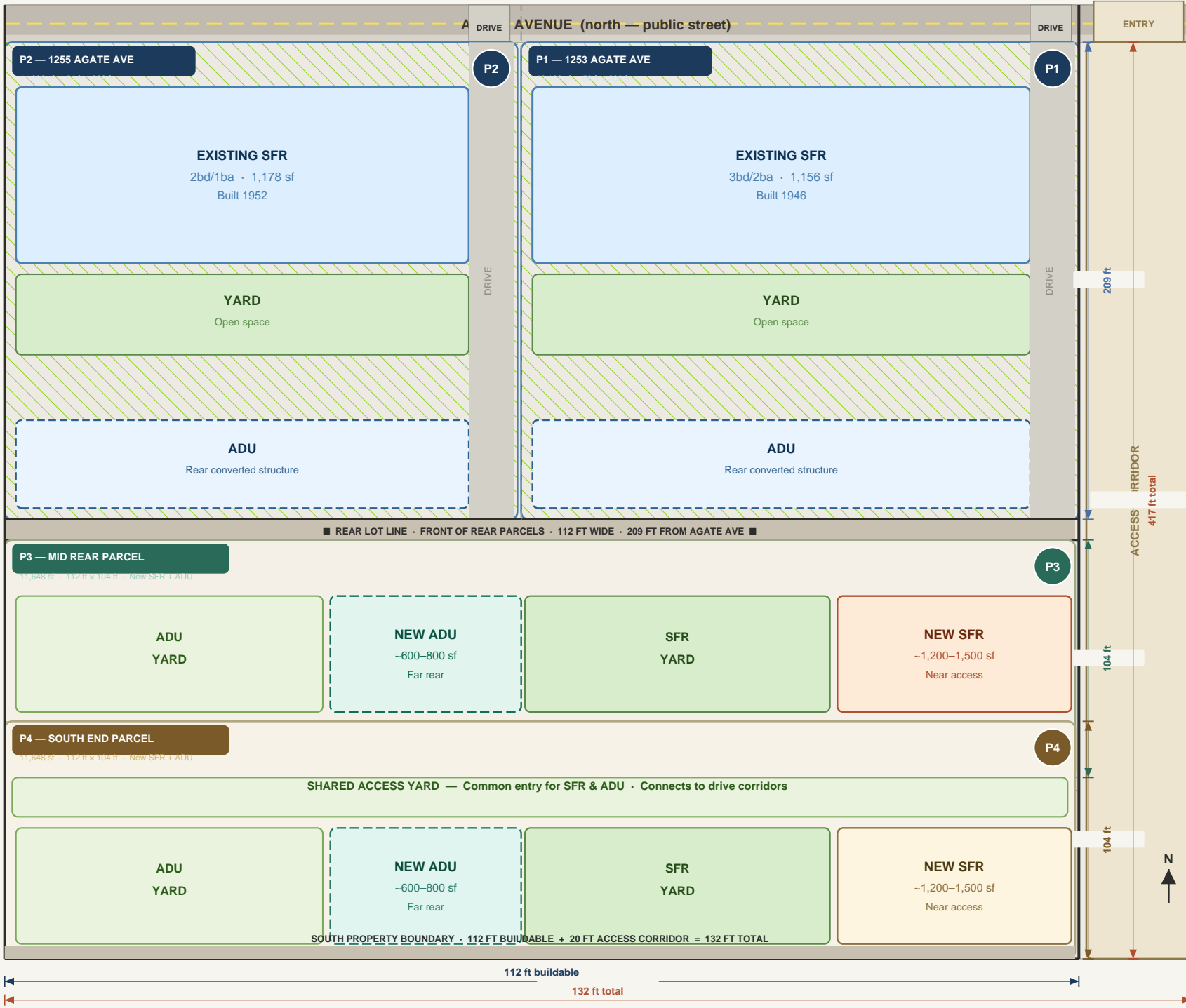


CONCEPTUAL SITE PLAN — 1253 & 1255 AGATE AVENUE, MENTONE CA 92359

4-Parcel Residential Development - SFR + ADU Per Parcel - 8 Total Units - Listed at \$1,400,000 - NOT FOR CONSTRUCTION



SITE SUMMARY

- Existing SFR
Main residence
- ADU (front)
Rear converted unit
- New SFR (rear)
~1,200-1,500 sf
- New ADU (rear)
~600-800 sf
- SFR yard
Private outdoor space
- ADU yard / shared
Common entry & access
- Drive corridor
Paved access lane
- Access corridor
Included in sale

PARCEL SUMMARY

P1 1253 Agate	12,122 sf
58'x209'	SFR+ADU
P2 1255 Agate	11,286 sf
54'x209'	SFR+ADU
P3 Rear	11,648 sf
112'x104'	SFR+ADU
P4 South End	11,648 sf
112'x104'	SFR+ADU

TOTAL · 8 UNITS
46,704 sf buildable · ~11,676 sf avg per lot

Asking Price
\$1,400,000

Price per Lot
~\$350,000

ADU Income (4 units)

FOR INFORMATION
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