



**\$185,000 USD**

## Pescadero

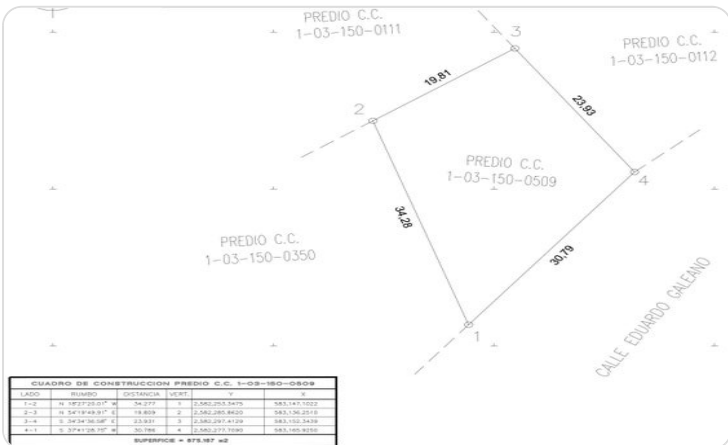
Pacific

PROPERTY TYPE <b>Land</b>	AREA <b>675 m<sup>2</sup></b>
BEDROOMS <b>0</b>	BATHROOMS <b>0</b>
MLS NUMBER <b>26-2445</b>	

# Description

One-pint walk! True to its name, you are just a 100m stroll to the beach--literally the time it takes to finish a cold pint. This rare 675.17m<sup>2</sup> parcel in Pescadero is a developer's dream. Forget the usual utility struggles: the Ejido water line runs right in front (guaranteeing water for a fixed fee) and CFE power is easily connectable from adjacent homes. Zoned Tourist Residential, you can build a stunning 2-level home plus a rooftop (up to 7.5m) to capture the ocean breeze. Pescadero is rapidly appreciating, and finding a fully prepped lot this close to the sand is incredibly rare. Lot survey completed 100%!! The ultimate canvas for your surf haven awaits!

# Property Gallery



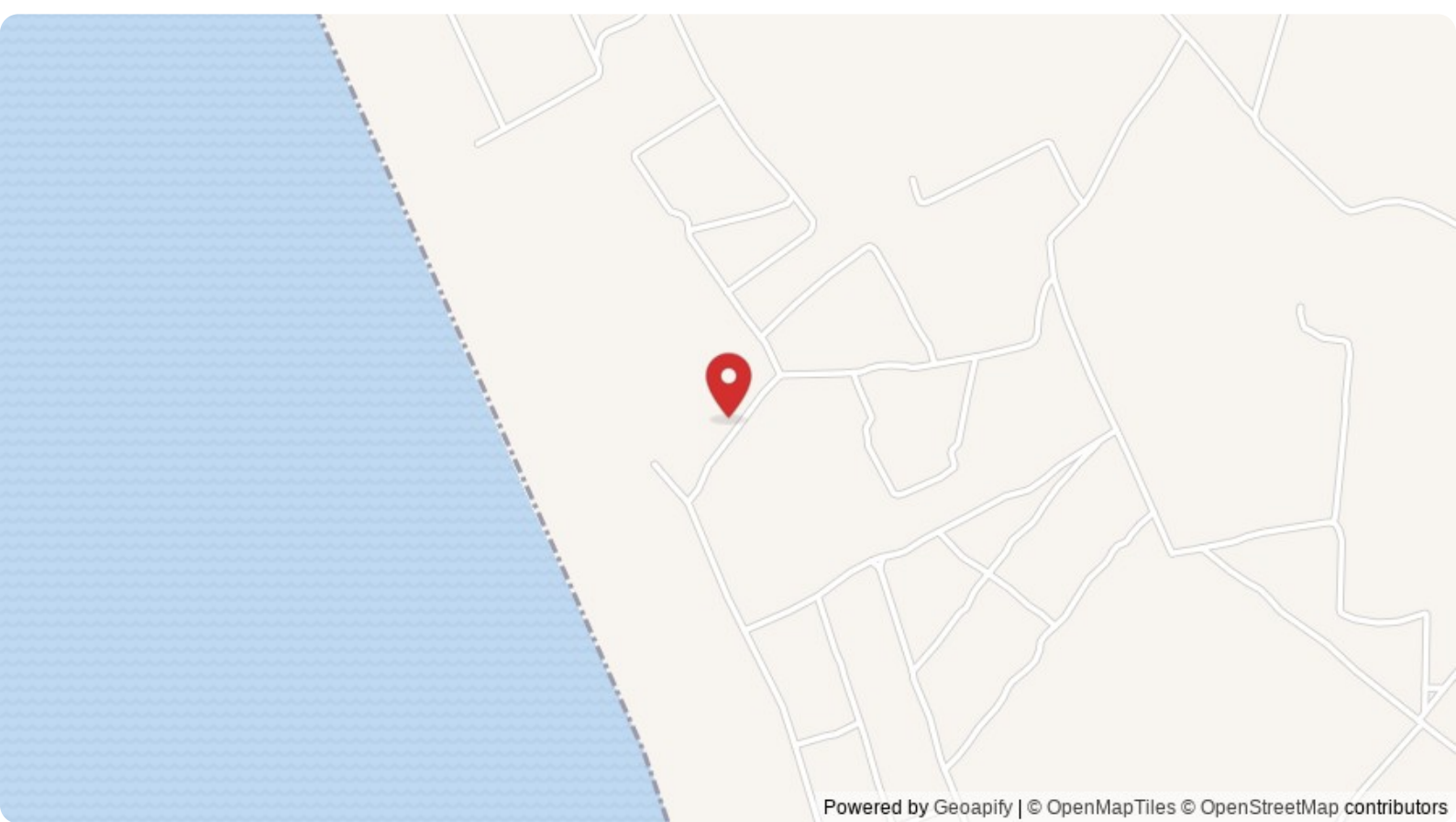
# Property Location

## Pacific

Pescadero

**Latitude**  
23.347929

**Longitude**  
-110.186481



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