



2854 Roscomare Rd., Bel Air

Asking \$4,995,000 | 2854roscomarerd.com

## Feature Sheet

### PRIVATE BEL AIR RETREAT IS A DEVELOPER'S DREAM

- Rare user/development opportunity
- 2 adjoining parcels
- 2 acres of usable land
- Potential to build one massive trophy estate or multiple homes
- Fix up and rent out existing home while obtaining permits & plans
- Situated up a gated private drive
- Secluded lot with total privacy
- Uniquely zoned for non-commercial equestrian use w/ access to over 70,000 acres
- Trails all the way to Malibu
- Tree-lined mature landscape
- Existing home includes:
  - Fully equipped kitchen
  - Library/study
  - Master suite w/ private deck & large patio

This exclusive retreat is unlike anything you have ever seen before-a must see to believe! Buyer to verify all information contained herein.



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