



COMMERCIAL REAL ESTATE

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DRE# 00878937

# FOR SALE

ARCHITECTURALLY DESIGNED ESTATE  
ON UPPER WEST SIDE OR  
DEVELOPMENT OPPORTUNITY



118 ORTALON CIRCLE • SANTA CRUZ

**\$5,500,000**

4.05 Acre site located on the upper Westside of Santa Cruz. One of the last large sites in the residential area of the Westside and University. The site is located at the end of a quiet cul-de-sac. Approximately 1.97 acres is nearly level, with the rear half sloping toward Harvey West by terrain heavily wooded with oak and other trees. Zoned R-1-10, numerous development options possible.



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## PROPERTY INFORMATION

- The home looks out onto the large open field with complete privacy.
- The 2,480 square foot residence was built in the 1950's and designed by internationally renowned architect Joe Esherick.
- Improvements include five bedrooms, three baths, a living room, dining area, kitchen and laundry room. The living room has lofty ceilings and expansive windows that look out onto the greenery and acreage and beyond the 1,090 Square feet of redwood decking.
- Features include wide-plank hardwood floors in the living room, a brick fireplace, broad eave overhangs, with distinctive wood beams and tapered rafters, and raw or stained woods.
- Quality was good for the era, with wood shake siding and a crafted porch connecting the open-air carport and the home.
- The house is in need of major renovations, but still stands the test of a timeless design.
- R-1-10, preliminary development information available on request.



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## PHOTOS



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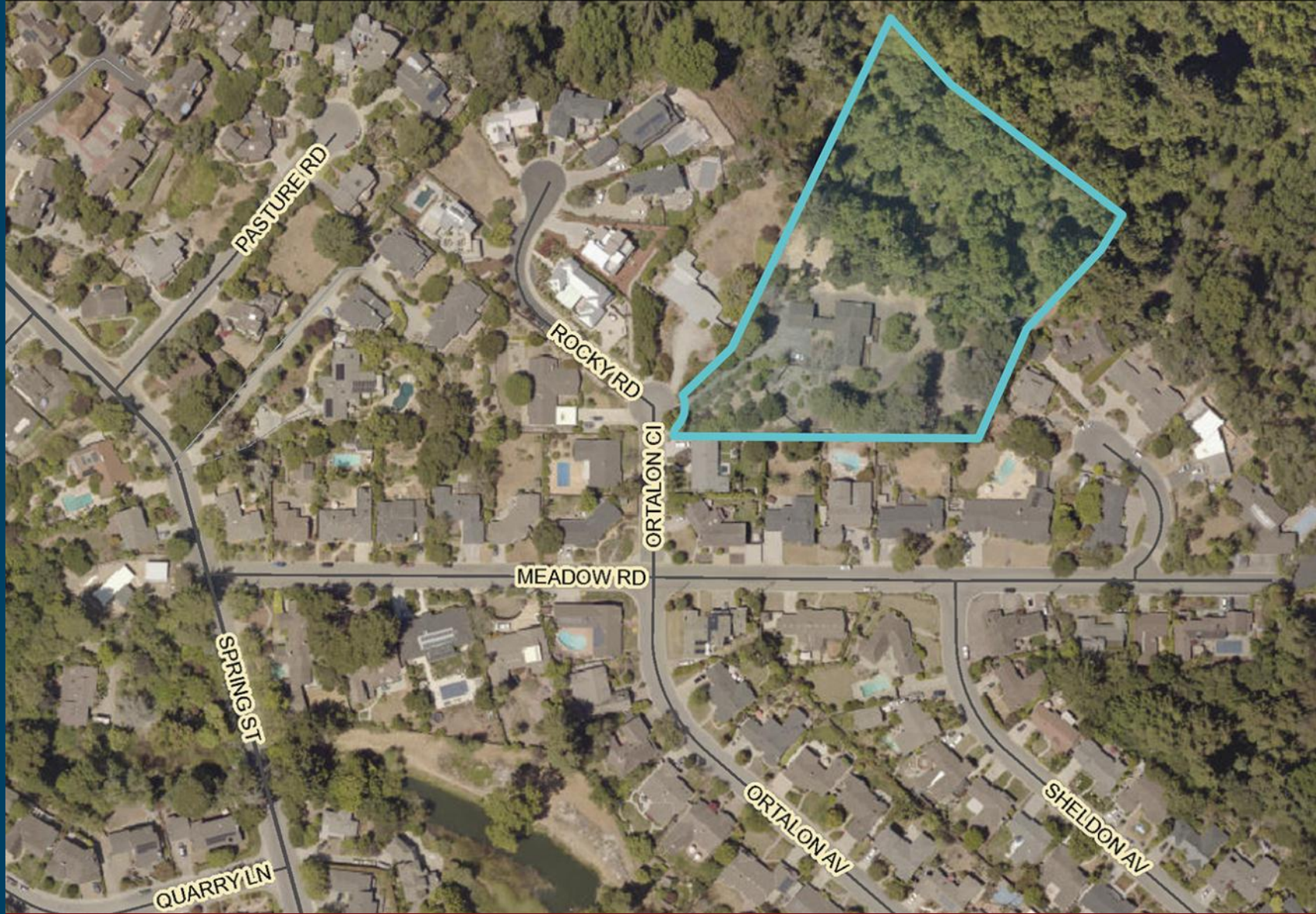
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## AERIAL MAP



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