

MARGETICH  
DEVELOPMENT

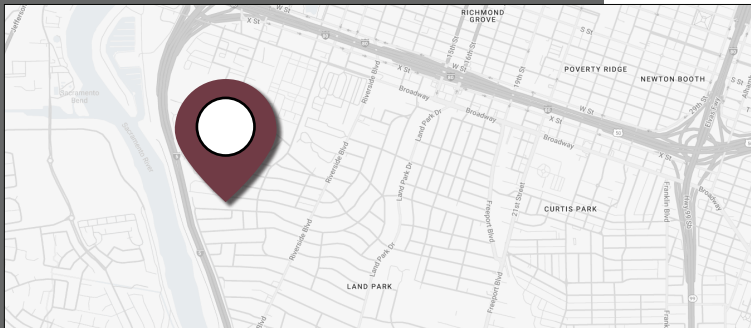
# SACRAMENTO HISTORIC LAND PARK LOT

# FOR SALE

530 4th Avenue  
Sacramento, CA 95831  
APN: 012-0151-040

## \$395,000

**\*Building Plans Included**



## ABOUT THE PROPERTY

Located at 530 4th Street, Sacramento, CA 95831, this 5,459 sq. ft. lot represents a rare and exceptional opportunity in the coveted Land Park neighborhood. As the last known lot available in the area, it offers tremendous value for buyers looking to build a custom home in one of Sacramento's most desirable communities. Building Plans are 90% complete and are included in the purchase price to build a custom 2,458 sq. ft. 4-bedroom, 3 1/2-bathroom home, making this property ideal for those seeking to create their dream residence. With its prime location and scarcity, this property is a valuable investment in an established and sought-after neighborhood.

## PROPERTY FEATURES



**5,459 SF**  
LOT SIZE



**R-1-EA**  
ZONED



**BUSINESS 80 & HWY 99**  
HWY ACCESS

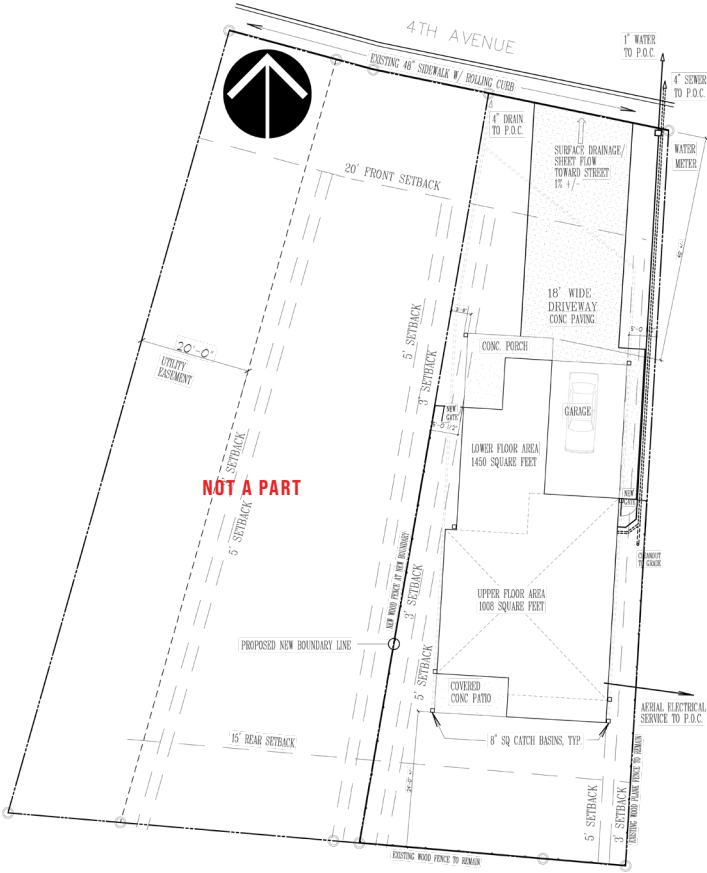


Artist Rendering



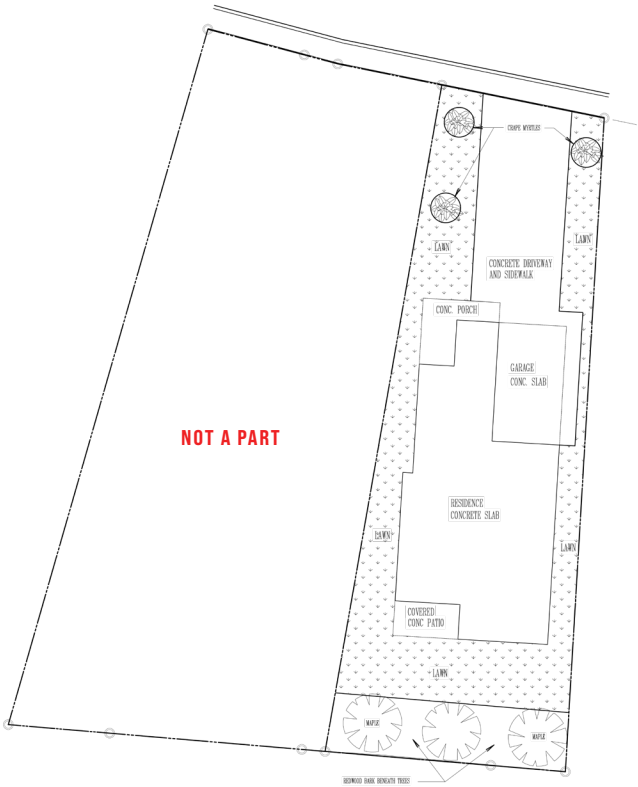
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CONCEPTUAL SITE DESIGN 1/8" = 1'-0"

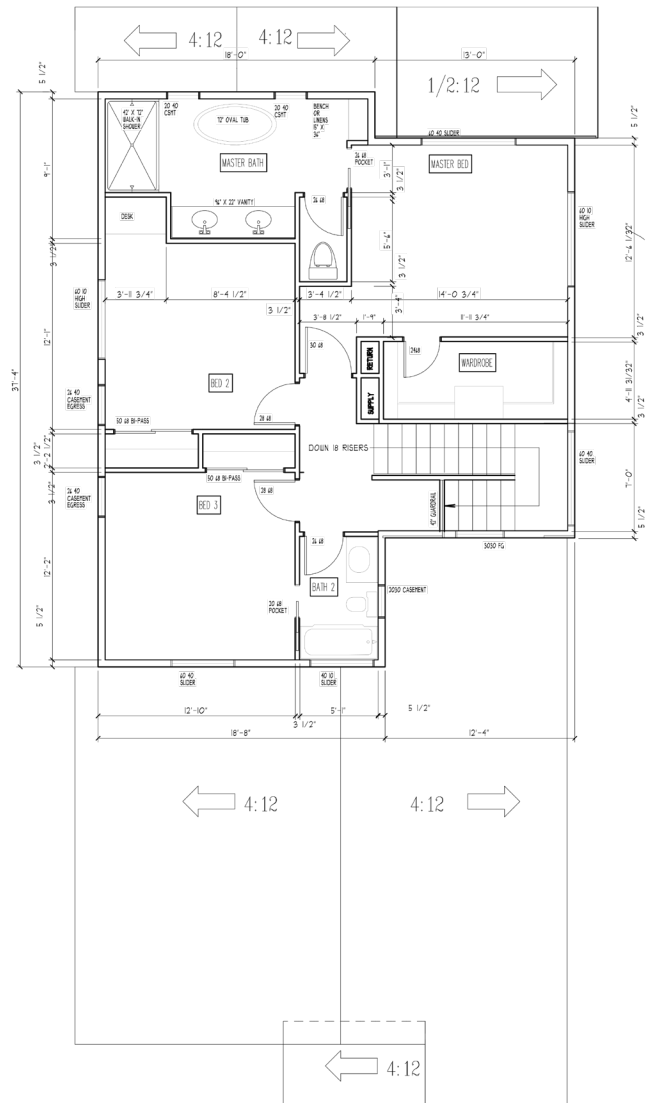
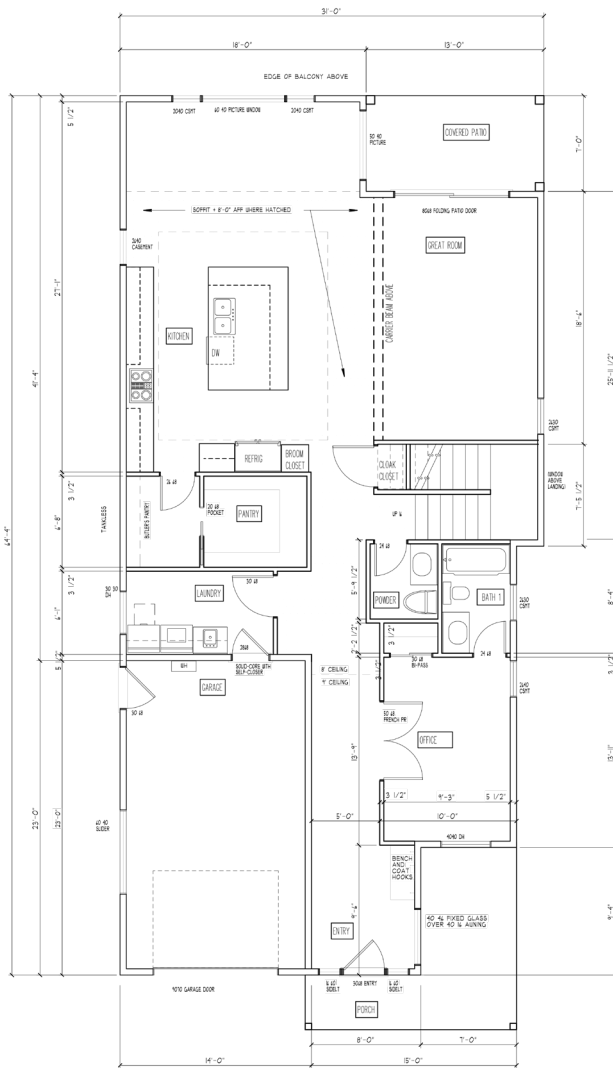
TOTAL CONDITIONED SPACE 2458 SQUARE FEET



CONCEPTUAL LANDSCAPE PLAN 1/8" = 1'-0"

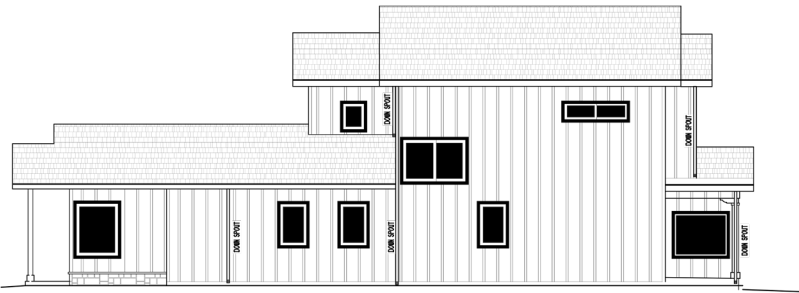
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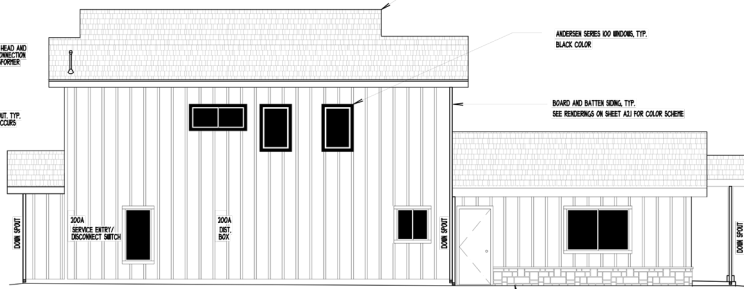
WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



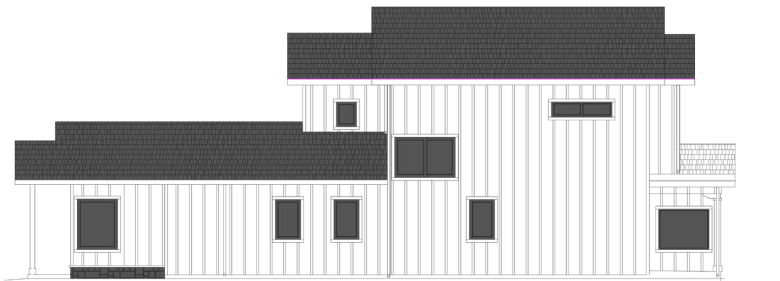
EAST ELEVATION

COPY SINGLE ROOF, TYP.  
CERTANTINO "PRESIDENTIAL SHAK" SERIES CHARCOAL GREY COLOR

ANDERSEN SERIES DO BRUNEL, TYP.  
BLACK COLOR

BOARD AND BATTEN SIDING, TYP.  
SEE RENDERING ON SHEET A21 FOR COLOR SCHEME

STONE VENEER, TYP. WHERE OCCURS



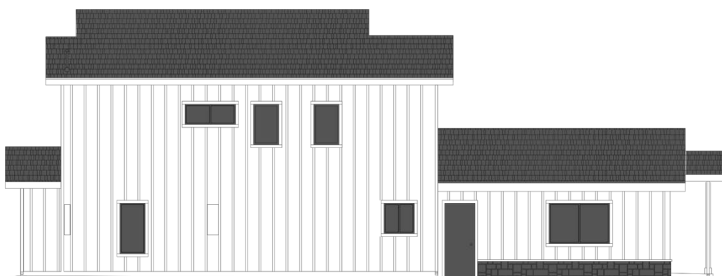
RIGHT ELEVATION 1/4" = 1'-0"



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



REAR ELEVATION 1/4" = 1'-0"



LEFT ELEVATION



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