

Woods Cove

665 Henry Cowell Drive

This is a unique custom lot in the exclusive Woods Cove private community just 1 mile from the City of Santa Cruz. This lot is bordered on two sides by spectacular redwood forests. There is only one connected lot which is to the right. The Woods Cove development has hundreds of acres of private forests with trails.

Woods Cove is located across the street from Pasatiempo and 1 mile from the City of Santa Cruz. Homes in the Woods Cove development range from 3500 – 10000 square feet. The last 5500 square foot home sold for 2.4 million. This lot represents a solid investment opportunity. This is a turnkey lot ready for a custom home. All the utilities are stubbed with county approvals.

Asking Price \$799,000

Includes plans ready to submit

Key Attributes

- .52 acres – one of the largest lots in the development
- Lot backs up to Henry Cowell State Park
- City water and sewage
- Completed soils report 5 copies ready for the county planning department
- Survey completed
- Building envelope >5200 square feet.
- Full architectural plans for a 5800 square foot house w/ granny unit
- Custom lot with the most sun
- No major restrictions from county (building envelope 5250 +/- 250 square feet). No restrictions for house size, as long as it conforms to county building guidelines
- Provision for gating the community
- 4 miles from the beach
- 1 mile from the City of Santa Cruz
- Easy access to HWY 17 and HWY 1
- Located across the street from Pasatiempo (one of the country's top golf courses)
- Endless hiking trails from your doorstep



For additional information please visit:

www.woodscove46.com

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