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# **BELLA VISTA ESTATES 1875 LAUREL AVENUE LOT 1**

**Rare Opportunity — View Lot Subdivision**  
Santa Ynez Valley

## *Project Description*

Bella Vista Estates is a one-acre, three-lot residential project in Solvang, California, and Lot 1 — 1875 Laurel Avenue — is one of its three one-third-acre view parcels. This lot enjoys expansive, protected views of the Santa Ynez Valley and surrounding mountains, within easy walking and driving distance of the shops, boutiques, wineries, and wine tasting rooms of downtown Solvang.

Contemporary urban-agrarian architecture complements the site, and this residence is thoughtfully planned to take full advantage of the protected valley views. Mature oak trees frame the property, with deer often visible from the balconies. This is an incredible opportunity to acquire a lot with an approved building permit for a 2,369 SF residence, ready-to-build plans, and foundation already in place — ready to be completed to the new owner's specifications on finishes, with a contractor already in place and ready to begin.

With spectacular views and a location perfect for walking to the center of Solvang, this is brand-new construction with the option to add an elevator, plus an optional 400 SF ground-floor bonus room (pending separate permit approval). A rare offering for someone seeking a truly special property.

## *Project Highlights*

- Included are all entitlements, installed infrastructure, architectural plans, soils studies, and Solvang Design Review Committee (DRC) approval, together with approved civil and structural engineering plans and building permits.
- Potential for gated entrance.
- Optional elevator and storage closet

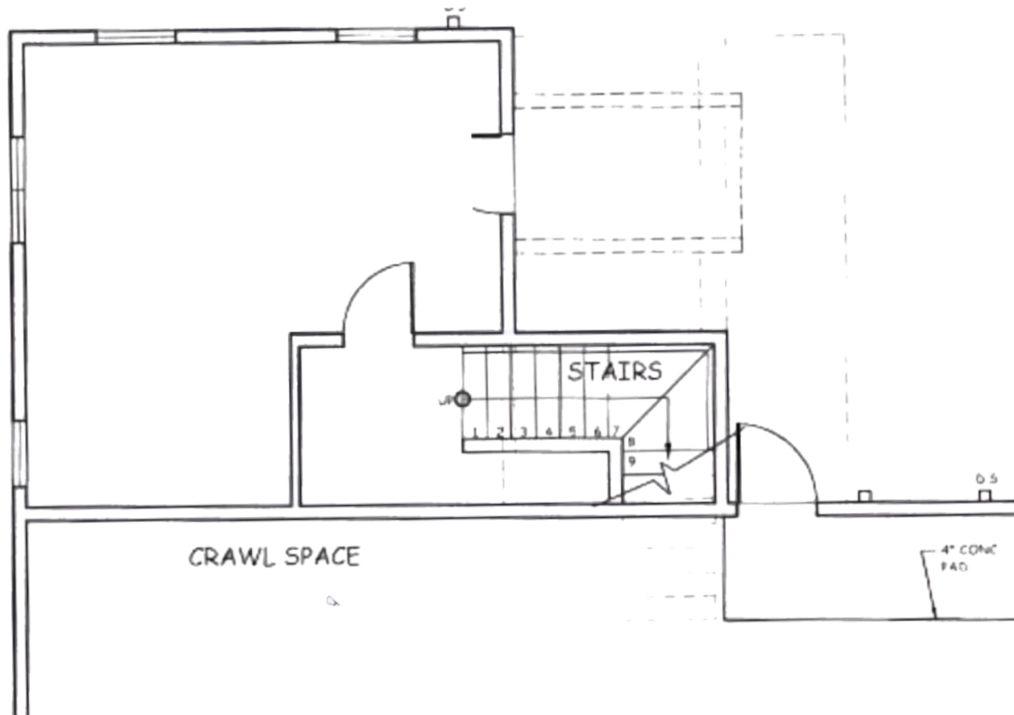
## *Project Deliverables Included*

- Entitlements and Recorded Map
- Building Permit approvals
- All design, studies, plans, and engineering
  - Architectural design and plans
  - Civil engineering
  - Structural plans
  - Landscape plans
  - Soils reports and letters
- Streets & Utilities — Private Improvements Installed
  - Private road
  - City of Solvang water
  - Sewer lines
  - Utility sweeps to each lot
  - Drainage
- Structural
  - Foundation and caissons
  - Grading
  - Erosion control

All the difficult work is **complete**  
— time to go vertical and start  
framing your home.

## *Lot 1 — Optional Lower Level*

Conceptual layout — optional ground-floor bonus room, pending separate permit approval; not part of the current approved 2,369 SF building permit for Lot 1.



APN 139-0100-49  
Approved Building Permit — 2,370 SF residence  
Elevator Option Available

## *1875 Laurel Lot Description*

Rare opportunity to build your dream home on Lot 1 of Bella Vista Estates, a boutique three-lot subdivision offering some of Solvang's most coveted valley views. This one-third-acre parcel comes with an approved building permit for a 2,370 SF residence — fully entitled and ready to break ground, with foundation, private road, water, sewer, and utility connections already installed.

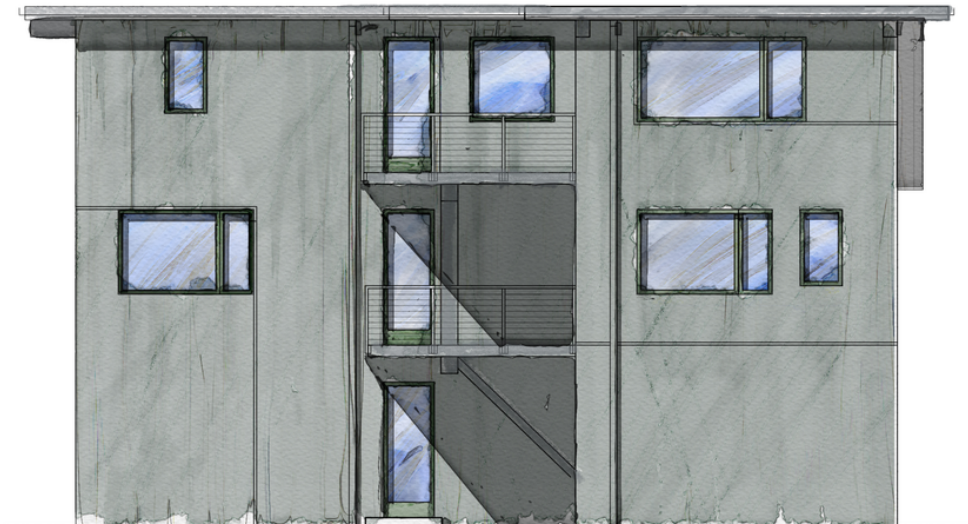
Approved architectural, civil, structural, and landscape plans are included, along with soils studies and Solvang Design Review Committee approval. Contemporary urban-agrarian architecture is designed to capture panoramic, protected views of the Santa Ynez Valley and surrounding mountains, framed by mature oaks with deer often visible from the balconies. Buyers select their own finishes, and plans include an available elevator option.

Just a short walk to downtown Solvang's shops, wineries, and tasting rooms. All the difficult work is done — time to go vertical and start framing your next chapter in wine country.

## 1875 LAUREL LOT 1 FRONT



## 1875 LAUREL LOT 1 NORTH



## 1875 LAUREL LOT 1 EAST



## 1875 LAUREL LOT 1 WEST

