

DUPLEX WITH DETACHED ADU POTENTIAL

CITY OF ORANGE, CA • MASSIVE 18,000 SQ FT LOT

Capturing beautiful, scenic views of the iconic Orange County Mining Co. hills, this unique duplex offers a fantastic, high-upside addition to your investment portfolio. Live in one side while you permit your next project, or lease both units for immediate, robust cash flow.

PREMIUM DUPLEX LAYOUT

- **Identical Units:** Mirror-image 3-bed, 2-bath configurations.
- **Master Suites:** Walk-in closet & private bath with dual sinks.
- **Structural Privacy:** Connected only by garage wall & roof.
- **Garages:** Two separate, private 2-car garages attached.
- **Instant Cash Flow:** One unit reliable & rented for years.

LOT FEATURES & ADU POTENTIAL

- **Massive Lot:** Owner's side covers a huge 13,000 sq ft portion.
- **Serene Grounds:** Vineyard-like yard with mature fruit trees.
- **Smart Expansion:** Perfect canvas for one detached ADU.
- **Access Solution:** Shared-driveway design bypasses street limits.
- **Strategic Value:** Massive upside in a highly restricted area.

Bring your contractor, review City of Orange ADU guidelines, and capitalize on this rare real estate play today!