Property profile for 5631 Foothill

Old Agoura, California — dual-addressed parcel

Fully usable, 1.95-acre parcel on a quiet street, with two structures on-site and on-site utilities in place.

Dual-addressed, prime-location parcel.

Zoned for horses and livestock.

HOA is optional — no high HOA fees or rules.

Located in the **Las Virgenes Unified School District** (LVUSD) and near top private schools.

Direct access to the **Santa Monica Mountains trail system** and Cheeseboro/Palo Camado Canyon — hiking, biking, and horse enthusiasts alike.

Room to **build your own equestrian facilities** on the property.

Neighborhood amenities include a **community equestrian arena** and the **Old Agoura and Chumash community parks**.

Malibu's beaches are about **20 minutes** away.

Strong potential to **build a large estate**, add an **ADU**, or explore a **lot split or a merger with the adjacent parcel**, subject to City approval.

Adjacent **~0.63-acre parcel** available — sold separately on its own, or combined with the subject property (~2.58 acres total) with a lot merger, subject to City approval.

Offered at **$1,900,000**

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Information deemed reliable but not guaranteed. Buyer to verify all information, including square footage, lot size, subdivision and development potential.