



**PARAMOUNT** REALTY  
USA

## **LUXURY PROPERTY AUCTION**

Bid by Thursday, May 29

Secluded 5-Acre Luxury Compound

2122 Lower Lake Dr, North Tustin, CA

Buildable Vacant Lot (0.70 Acres)

2098 Lower Lake Dr, North Tustin, CA

**BUY ONE OR BOTH**



Secluded 5-Acre Luxury Compound  
Purchased for \$11,900,000 (2007)  
Reserve \$5,999,999

Buildable Vacant Lot  
Assessed Value \$1,773,550 (2024)  
Reserve \$800,000



PARAMOUNT REALTY USA

Luxury Property Auctions  
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Listing Agent  
Dean O'Dell





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## A TRULY RARE OPPORTUNITY IN CENTRAL ORANGE COUNTY'S LEMON HEIGHTS

Tucked away in the serene, secluded hills of North Tustin, this extraordinary Lemon Heights Estate is more than just a home—it's an unparalleled private retreat. Spanning five acres, this rare property is a masterpiece of luxury, tranquility, and exclusivity. At its heart lies a private lake with entertaining spaces designed for unforgettable gatherings. Wander through park-like gardens and sprawling lawns, or indulge in resort-style amenities, including a detached guest house, lighted tennis court, a sparkling pool with a cascading waterfall, multiple outdoor kitchens, and expansive covered patios that blend indoor and outdoor living seamlessly. Beyond the breathtaking grounds, the residence itself has been completely reimagined with impeccable craftsmanship and cutting-edge technology. Inside the main home you'll find 3-bedroom en-suites, plus two additional half baths, a library and separate office. Opulent features throughout include; solid hardwood floors, a wine cellar with tasting room, a home gym with sauna and steam room, and a private office. For the culinary enthusiast, the Miele-clad chef's kitchen is an absolute dream. Meanwhile, state-of-the-art smart home technology—including a Bang & Olufsen audio-visual system, high-tech security cameras, Lutron lighting, Toto Neorest toilets, and fully automated window shades—ensures effortless modern living to transform the great room into a home movie theatre. Located just steps from Peters Canyon, Orange County's best-kept secret for hiking, mountain biking, and horseback riding, this estate offers the best of both worlds—unparalleled privacy in a breathtaking natural setting, yet minutes from city conveniences. Adding to its appeal, the property offers exceptional versatility with the potential to subdivide the land into multiple parcels. Whether you're envisioning a multi-generational compound, developing additional luxury residences, or preserving the estate as a secluded private haven, the possibilities are endless. This is more than a home—it's an extraordinary lifestyle with built-in investment upside. Opportunities of this caliber are rare, offering a legacy of luxury, privacy, and timeless elegance. Last year in Orange County of the nearly 45,000 homes sales, only 13 were on 5 acres or larger, none had the convenience of being Centrally located; North Tustin is 2 miles from Irvine and 10 miles from Newport Beach.

Adjacent buildable vacant lot available separately or together with main residence. Buy one or buy both.



## DESCRIPTION

<b>Year Built</b>	1990
<b>Year Renovated</b>	2006 – 2007
<b>Total Lot Size</b>	4.9 acres
<b>Lots</b>	3
<b>Entire Gated Estate</b>	9,564 sq. ft.
<b>Main Residence</b>	8,225 sq. ft.
<b>Main Floor</b>	6,401 sq. ft.
<b>2nd Floor</b>	685 sq. ft.
<b>Basement</b>	1,139 sq. ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	6
<b>Fireplaces</b>	10
<b>Guest House</b>	1,339 sq. ft. (1 bedroom/2 bathroom)
<b>Garage</b>	Tandem 8-car
<b>Sewer</b>	Public
<b>Water</b>	Public
<b>Heating</b>	Forced air
<b>Cooling</b>	Central air
<b>Property Taxes</b>	\$62,240/year (2024)

## HIGHLIGHTS

- Detached 1,339 sq. ft. guest house
- Rare 5 sprawling acres with private lake
- Miele-clad chef's kitchen
- Bang & Olufsen AV systems throughout
- High-tech video camera surveillance system
- Lutron lighting system
- Toto Neorest toilets
- Fully automated floor-to-ceiling window shades
- Wine cellar with tasting room
- Home gym with sauna/steam room
- Gated with private stone driveway
- Covered patio with outdoor kitchen
- Sparkling pool with a cascading waterfall
- Lighted tennis court
- Park like gardens with sprawling lawns
- Steps from Peters Canyon

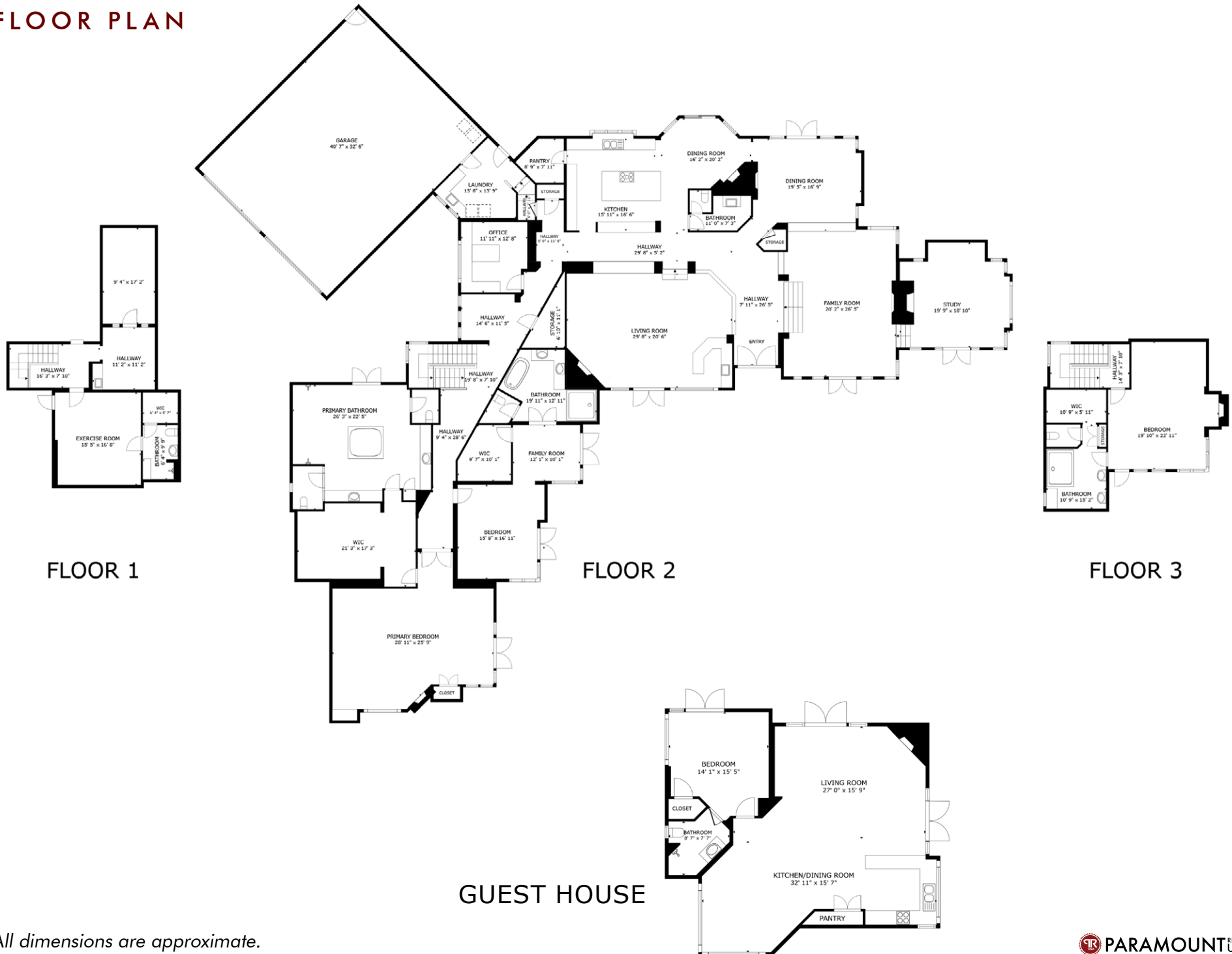


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## FLOOR PLAN



*All dimensions are approximate.*



















# GUEST HOUSE





## PARCEL BREAKDOWN



### MAIN RESIDENCE RESERVE \$5,999,999

This estate sits on 5 acres, comprising multiple parcels with a subdivision potential (20,000 sq. ft. minimum zoning requirement).

**LOT 17:** 1.346 acres — APN 502-391-17  
Main residence with tennis court and guest house, partially encroaching on lot 18.

**LOT 18:** 2.689 acres — APN 502-391-18  
Includes the lake, if Subdivided, lot line adjustment or use easement with lot 17 possible.

**LOT 19:** 1.015 acres — APN 502-391-19  
Separate lot within the gates, also has access from separate easement with possibility to subdivide.

### VACANT LOT RESERVE \$800,000

Offered separately or together with main residence.

**LOT 14:** 0.70 acres  
APN 502-391-10 and APN 502-391-14  
Previously lots 10 & 14 combined. Former home and includes a former utility easement parcel of approx .04 acre.

### BUY ONE OR BOTH



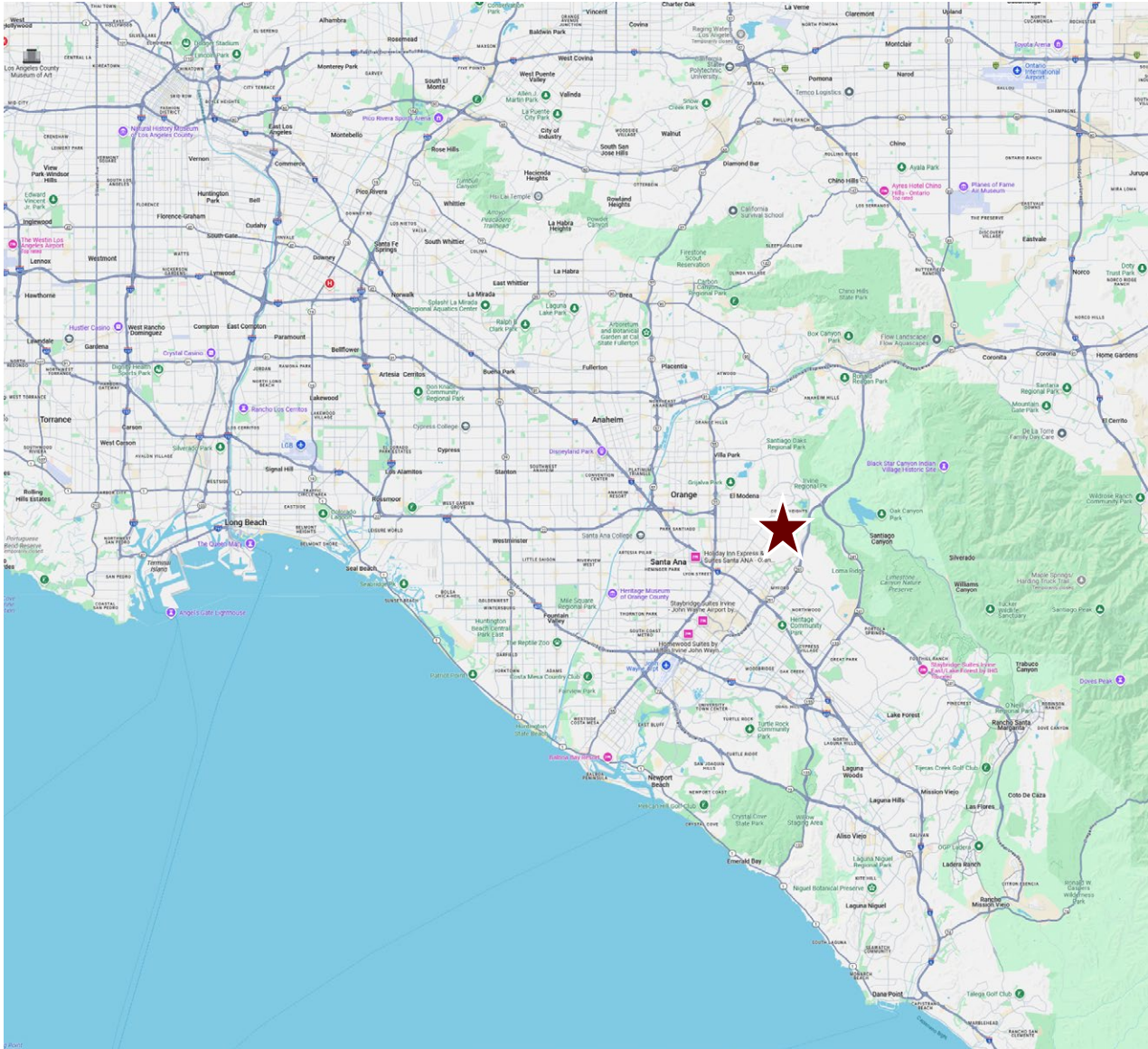
An aerial photograph showing a large, rectangular, vacant buildable lot in the foreground. The lot is mostly grassy with some dry patches and is bordered by a low concrete wall and a paved driveway on the right. To the left of the lot is a winding road and a dense line of trees. In the background, a large, modern house with a grey roof and a swimming pool is visible, surrounded by lush greenery. The entire scene is set in a suburban neighborhood with many other houses and trees visible in the distance under a clear blue sky.

**Vacant Buildable Lot (0.70 acres)**  
**Assessed Value \$1,773,550 (2024)**  
**Minimum Bid \$800,000**



## THE AREA

Tap the map to explore the neighborhood in Google Maps.



## HOW TO PARTICIPATE

1. **ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](http://prusa.com).
2. **TOUR the property by appointment only.** Please email [buy@prusa.com](mailto:buy@prusa.com) to schedule a tour on:
  - Wednesday, May 7
  - Saturday, May 10
  - Saturday & Sunday, May 17–18
3. **SUBMIT BID Now through Bid Deadline: 4pm PT on Thursday, May 29.** You MUST submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

## MUST SELL

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



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The listing broker for the property is Dean O'Dell (unique ID number 01060767) with The O'Dell Group (12651 Newport Ave, Tustin, CA 92780). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personality are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by PRUSA. Equal Housing Opportunity.











# LUXURY PROPERTY AUCTIONS

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