

10 ACRE PARCEL IN PRIVATE GATED COMMUNITY ON THE SOUTH-WEST SIDE OF PASO ROBLES



CALLE ALMENDRA AT KILER CANYON ROAD, PASO ROBLES, CA 93446

APN: 018-221-010

Assessors Usage: Vacant Rural 5-10

Zoning: RR – Residential Rural

WELL: Approximately 70 GPM (Well Completion Report Attached)



PROPERTY DETAILS:

10 Gorgeous Acres in a 4 parcel Private Gated Community on the South West Side of Paso Robles. You are literally on top of the world with absolutely amazing views, privacy on a cul-de-sac, Fenced on two sides and only one minute from Vine Street.



Just off Kiler Canyon, the Community of four, approx. 10 acre parcels, has fully asphalted road with curbs, gutters, Electric Entry Gate and an approx. 70 GPM Well.



One parcel has a finished gorgeous home and this parcel is just waiting for your dream home. NO HOA Fees, CC&R's are attached. Phone, Electrical and Cable HAS NOT BEEN INSTALLED. Seller advises conduit as noted on map has been installed, but Sellers have not verified and do not know if it is to current PG&E Code. POTENTIAL BUYERS ARE TO VERIFY. The Owner of Parcel 4 Pulled power from Kiler Canyon Road.



See attached List of Reports and other important information provided by Seller.

Information deemed reliable but not verified. Any reference to measurements of any kind is an approximation only-not a professional survey. No warranties expressed or implied.