

Client Detail with Addl Pics Report

Listings as of 05/25/12 at 11:03am

Active 05/24/12 Listing # 186179 350 L P Ranch Rd Templeton, CA 93465-8739 Listing Price: \$1,284,000
 County: San Luis Obispo Cross St: El Pomar Map: 534, C7



Prop Type Residential
 Area Templeton
 Beds 7
 Baths(FTHQ) 7 (4 0 2 1)
 Garage Spaces 5
 Year Built 2005
 APN 033-331-025
 DOM/CDOM 1/102

Prop Subtype(s) SFR Stick Built
 Sub-area TempEast
 Approx SqFt 5656 Tax Records
 Price/Sq Ft \$227.02
 Lot Sq Ft (approx) 293594 ((Tax Records))
 Lot Acres (approx) 6.740





Directions From Paso, South River Road, Left on Neil Springs, Right on Hollyhock Left on El Pomar and an IMMEDIATE Left on LP Ranch Road.

Public Remark Completely Custom designed & built home situated high on a knoll on a private paved Rd, + 3+2 Bed. Rental or guest/2 car garage. Open & spacious flr plan for elegant but casual living. Kitchen designed by Restaurant owners...2 Jenn-Air ranges w/warming drawers, 2 dishwashers, Mahogany & Cherry Cabinetry/ Brazilian granite huge island & counters wine & deli coolers, nearly finished walk-in refrigerator, Pantry & more. huge great rm. Fireplace/handmade mantel, custom designed Honduras wet bar. The focal point from the amazing entry hall & handmade front door, as well as the great rm, kitchen & master is the covered patio with a tropical feel a small pool/spa 1/4 bath & forever views. There is a huge master suite w/fireplace, Media Rm w/ fireplace and room for pool table, etc, plus an adorable 1 bd. 1/bth guest apt. with private entrance. There is just too many custom features to cover here, please see attached Fact Sheet for more photos and additional details.

Structure	Detached	Age Restricted	No
Under Construction	No	Listing Detail	None
General Information			
Story/Type/Level	1 Story	Stairs to Entry	No
Foundation	Slab	Lot Characteristics	Level, Upslope, Downslope, Rural Setting, Other Agriculture
Association	No	Covered Parking	Attached Carport, Attached Garage
Other Parking	Circle, Drive Space, Side/Rear Grg Entry	Site Improvements	Paved Streets, Telephone
Rooms	Family Room, Dining Room, Patio Enclosed, Office, Game Room, Guest Quarters	Appliances Included	Oven/Range-Gas, Gas Cooktop, Oven Double, Dishwasher, Microwave, Garbage Disp, Refrigerator, Trash Compactor, Washer, Dryer
Flooring	Carpet, Tile	# of Fireplaces	3
Type of Fireplace	Gas Log, Living Room, Family Room, Master Bedroom	Laundry	Laundry Rm/Inside
Interior Features	Wheelchair Access, Wide Doors, Pantry, Wet Bar, Dual Pn Windows, Security Alarm		
Room Information			
Dining Room Desc	Formal/Separate, In Kitchen, Breakfast Bar, Nook		
Additional Information			
Well	Yes	Exterior	Stucco
Exterior Features	Pool, Hot Tub/Spa, Yard Sprinklers, Patio Covered, Horses Allowed	Roof Description	Concrete Tile

View	City, Hill/Peak/Mnt, Valley, Panoramic	Additional Buildings	Guest Quarters
Sewer and Water	Well Individual, Septic	Heating	Forced Air, Bottled Gas
Air Conditioning	Central Air, Ceiling Fans, Whole Hse Fan	Assessments	Yes
Green Features		Green Ratings	None
Green Features	Air to Air Heat Exch, Drought Resist.		
Renewable Energy	Vege, On Demand H2O Heater		
	None		

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U.S. Patent 6,910,045