

CUSTOM HOME PLUS GUEST HOME IN TEMPLETON! ON APPROXIMATELY 7 ACRES

350 L P Ranch Road, Templeton, 93465-8739



ABSOLUTELY GORGEOUS CUSTOM DESIGNED AND BUILT HOME PLUS GUEST HOUSE WITH PANORAMIC VIEWS, ON A NEARLY PRIVATE PAVED CUL-DE-SAC ROAD SURROUNDED BY OTHER GORGEOUS HOMES ~ PLUS A LOVELY AND SEPARATE 3-BDRM, 2-BATH + 2-CAR GARAGE SECOND HOME.

APN: 033-331-025 AND 021

Zoning: Rural Residential

Schools: Templeton Unified School

OVERVIEW (main Home) Per the Seller, 4040 Sq. Ft. with a 752 Sq. Ft Finished Garage and a 682 Sq. Ft Covered Portico. Situated on nearly 7 rolling acres; this home is simply one of the most sophisticated and yet warm homes in the county. The entire home was designed to encompass the fabulous views and create the ability to have indoor/outdoor living. Attention to detail is evident everywhere as well as design elements which allow for casual elegant as well as family living.



The approach from the Road is thru two pillars (currently unfinished) leading to the oversized covered Portico with huge antique carriage lamps converted to electricity and the most amazing handcrafted one-of-a kind front door of Mahogany. The foyer is enormous and you immediately see the huge covered patio with a combination winter spa or summer cooling pool along with the gorgeous views of the surrounding Templeton and Paso Robles hills and vineyards.





KITCHEN: Of course the kitchen is the focal point of this home. The Sellers are restaurant owners and knew exactly what they wanted. It really must be seen to be appreciated. Amenities include Cabinetry with 8 coats of Red Mahogany Finish on Cherry Frames, with African mahogany inserts. The large center island, all counters as well as the huge stove backsplash is stunning granite which was mined in Brazil and Cut & Polished in Italy. The island includes a stainless steel prep sink w/ disposal, a built-in under counter Freezer, a built

in under counter deli refrigerator as well as a wine refrigerator. There is accent lighting under the cabinets and eating bar in Center Island as well as recessed kitchen lighting.

In addition, there two side by side Jenn Air Ranges with 4 Burners each and stylish stainless hood plus two warming drawers, two Stainless Steel Dishwashers, a built in Stainless Steel Microwave, large stainless steel kitchen sink (with gorgeous views from the window), trash compactor and Cozy Breakfast Nook with Dinette and Bench Seating wired for a flat screen TV. There is also a functional and beautiful pass-thru opening from the kitchen to the formal dining room. The absolute best is the "Walk-in Commercial style Refrigerator". It is opposite the pantry and both have matching glass doors. (The "Walk-in" is currently incomplete, only requiring the outdoor compressor unit, stainless walls and shelving). The kitchen opens to the amazing Great Room allowing for continuous views.



FORMAL DINING ROOM: with Gorgeous Octagon window and more views to the west. The chandelier is original oil antique which was wired for electricity.



The Great Room is simply Great! And is open to the kitchen, the formal dining room, the westerly yard area via French doors, the covered patio area (via French doors). The Custom raised hearth fireplace was designed and built by the owner with a mantel that represents old world limestone. It is the perfect area for winter gatherings or just a cozy family gathering area. The Custom

made, built-in Honduras Mahogany Bar with Travertine Marble Top and surrounding counters, plus a sink; looks out to the pool area as well as the gorgeous forever views and is ready for a flat screen TV.





THE MASTER SUITE: Massive Size Bedroom, French doors open to pool area with windows on three sides to take in the amazing views. There is a unique wall mounted gas diamond shaped wall fireplace. The bedroom flows into a huge master bath with large walk-in closet, hot tub with huge seamless octagon bay window, views and a unique chandelier above. Add to this, his and hers sinks, heated towel



racks, a double walk-in shower (unfinished) and hookup for flat screen TV above the hot tub.



The covered patio area is the outdoor ~nearly indoor heart of the home. From the opening of the huge front door to the great room, kitchen, and master suite; you have views of this lovely tropical area with spa for with winter or a summer cooling pool. (The heating unit is large enough to heat a regular size pool! There are four unique fountains around the small pool, a 1/4 bath as well as



amazing views from every direction. It is wired for a big screen TV as well as surrounds sound. Here you are protected from the elements and yet it is open with the potential of adding doors should you wish. A special titanium exhaust fan was installed in the event someone ever wanted to add end doors.



BEDROOMS 1 & 2 are good size and have a Jack and Jill set up with center bath including marble counter with brass sink and tiled tub/shower. This also serves as a guest bath.

The Office contains much of the electronic controls for the home and offers a pleasant view and room for a good side desk and shelving.



LAUNDRY ROOM: Huge, hookups for two Washers and Two Dryers plus loads of cabinets and tiled counters.

MEDIA ROOM: Raised platform to accommodate couch and extra room in front for chairs, a corner fireplace (again with custom made hearth and mantel, wall setup for 10/10 projection screen and wired for surround sound speakers. There is room for a pool table area or other gaming tables.



THE MAIDS QUARTERS/GUEST APARTMENT: It just does not get any better than this. Simply adorable with a private bedroom/bath, closet, views, built in fireplace, a very sweet kitchen w/ tile counters, stove, refrigerator, sink, plus room for a dining table and other furniture it has a private entrance or one thru the garage.

The flooring in the home runs from beautiful Saltillo tiles (some areas with custom tile inserts, to various types of inlayed carpet. Most of the Ceiling fans have been installed, but some are still missing.



The separate Guest House consists of approx. 1200 sq. ft., 3-bedrooms, 2-baths, Extra Deep 560 sq. ft. two-car Garage w/ Laundry plus Internet, phone and TV hookups in Garage for Office. According to the Seller, there is Saltillo tile flooring throughout, full kitchen w/breakfast nook and pantry. Gas Oven, microwave, dishwasher, disposal, covered deck, full master bath, walk-in closet and fireplace. Guest House is currently Rented for \$1650.00 Per month.

ADDITIONAL FEATURES:

Two tank-less water heaters in main home and one in Guest House.

Dual heat and A/C Systems in main House

Two underground propane tanks (500 Gallon for main/250 gallon for Guest) owned

Both propane and electric washer/dryer hookups

Copper gutters on the Main Home

To summarize: This is a one of a kind, unique property, just a few short minutes from either Templeton and Hwy 101 or Paso Robles; with top of the hill privacy with views that are astounding, and just ready for the finishing touches.

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