

4774-4776 RANCHITA CANYON RD,
SAN MIGUEL, CA. 93451-8511
SAN LUIS OBISPO COUNTY



THE PROPERTY:

APN: 019-011-034

ZONED: AG, El Pomar Estrella Planning Area

Pleasant Valley Elem. School, Paso Robles High School

Approx. 41 Acres with two homes

Approximately 15 minutes from Paso Robles, Lowes, BB&B, Ravine Water Park, Etc.

GENERAL OVERVIEW:



What a great property for either the family compound or your wonderful country estate with total privacy but also a full size rental home for the security of additional income. Both homes are very privately located from each other as well as from Ranchita Canyon Road. A gently sloping topography allows for expansion of either home, additional horse facilities, a vineyard or other agricultural endeavors. The property is fenced and cross fenced with several horse pastures. There is a small family vineyard (type of grapes unknown), and a small orchard, which includes many different varieties of fruit. There is a good size Hay/Equipment Barn, a pipe horse arena, an Eight Stall Center Isle Breezeway Barn with 12 x 12 stalls and feed doors, a seasonal creek lined with beautiful trees and the property has Paved Road frontage! There is an enchanting bridge over the creek which lends to the country appeal of the property.



THE WELL:

Drilled in 1987 by Aqua Engineering. The initial four hour pump test produced 76.04 GPM with a plus or minus 2% accuracy. The report indicated that the limitations of that well were due to the size of the pump in place, not the well itself. There is a 13,000 gallon concrete water storage tank which provides gravity flow to both homes.

For ease of description I will refer to the homes as: Upper House – 4776 (owner occupied) and Lower House - 4774 (tenant Occupied)



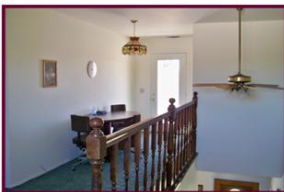
UPPER HOUSE – 4776:

Approximately 3,050 sq. ft. – Built in 1982, two-story, 4 Bedrooms, 3 Baths, beautiful office with fireplace. There is a huge Combination Laundry Room/Mud Room with deep laundry sink, storage, shower, sink and toilet, a Formal Living Room with a wonderful Vermont Casting Wood Burning Stove, a huge dining room in the open kitchen, Gorgeous brick hearth area (wood stove was removed), and an amazing “room” which is a walk in pantry. There is a circular drive way around the home allowing for you to pull up to the side kitchen door and unload all your groceries right into the kitchen and pantry area.



In the Kitchen you will find custom made cabinets with huge center island, custom Corian Counter Tops with a butcher block counter top area, Sub Zero refrigerator, under cabinet lighting, garden window, Jen-Air electric Cook top, dishwasher, microwave and trash compactor.

Upstairs is reached via an extra wide wood rail baluster staircase. The open landing is large enough to allow the opportunity to create a library or study area hobby/sewing area.



The good size Master Suite has a gorgeous brick faced fireplace, newer large shower enclosure, two closets, one being a nice size walk-in and beautiful French doors leading to the balcony.



The Views from nearly every room in the home are amazing and include a gorgeous view all the way down the valley to the Central Coastal Mountain Range. The flooring is a combination of plank oak flooring as well as carpet, vinyl and linoleum. There is a solar water heater.

Other items include a twelve-foot Eight stall breeze way barn with 12x12 stalls, a detached three car garage, old milking room/tack room, chicken coop, above ground planting beds, and miscellaneous pens.



LOWER HOUSE – 4774:

Approximately 1722 Sq. Ft., Built in 1982, two-story 3 Bedrooms, 2 Baths, with a 2 car attached garage. There is a beautiful fenced patio area with fountains looking out to one of the horse pastures. In addition, there is a great tool shed with concrete floor, windows and electricity. The Living Room has a beautiful Brick faced fireplace with a Vermont Casting Wood Burning Stove. The kitchen is huge with Custom Cabinets, complete with a Sub-Zero refrigerator, Magic Chef Oven, Dishwasher and Trash compactor. A huge laundry room with Corian Counter, deep sinks and door to the outside or garage. There are footings in for a future Arbor. Down stairs you will find a full bath and two bedrooms. Upstairs is the master suite with balcony, claw foot tub in the bath room and a large walk-in closet.



The Lower house is currently rented, call for details.

ADDITIONAL ITEMS: The Owners have had a Home Inspection done by Terry Home Inspection Services as well as a Termite Report by Key Termite and Pest Inspections. All Safety Issues and many other items noted in the Home Inspection were repaired and all Section One Items in the Termite Report were repaired. The Seller "may" consider carrying the financing for a well qualified buyer.

All information based on public records or other information deemed to be reliable, but is NOT guaranteed.