



*3255 Cloudy Meadow*  
*West Templeton*  
*Hidden Valley Ranch ~ A Piece of Paradise*

This unique property is located in Hidden Valley Ranch, a 2000 +/- acre private gated community just outside of Paso Robles that includes 30 +/- miles of trails for hiking and riding horses. This beautiful area is world renowned for award winning wines with picturesque vineyards & wineries around every turn. The custom home is situated on 54 +/- acres in a truly magical setting and offers the peaceful country lifestyle you've been looking for. Perched on a hilltop surrounded by Oaks and Bay Laurels this home boasts 4283+/- sf. of combined living space within the multi-level floor plan with 3 bedroom/2 ½ bath and a guest house studio with loft above the 3-car garage. A separate art studio (not included in the sf) completes the estate and offers a quaint retreat just steps from the home. The modern farmhouse has multiple decks for taking in the amazing panoramic views. This is your opportunity to own an exceptional home in the California Central Coast Wine Country, a vacation destination where most only dream of living!

**HIDDEN VALLEY RANCH AMENITIES**

- Prestigious gated community
- 2000 +/- acres
- 35 Homes
- 30 +/- miles of groomed trails for horses & hiking
- Approx. \$750 annually for HOA fees -- roads maintenance, gates and bridge

**PROPERTY AMENITIES**

- 54.95 +/- serene acres
- 4283 +/- combined sf.
- Multi-level custom modern farmhouse-style main home
- Separate Studio guest house
- Separate Rustic Art studio
- Custom windows
- Oak Hardwood flooring/Slate Stone flooring
- Custom wood plank ceilings throughout
- Ample storage and charming nooks
- Private Well
- Septic System

**MAIN HOME**

- Year built 1991
- 5 Split levels; 3 to 4 steps to each level
- 3 bedrooms + den, 2 full baths, 1 half bath
- Wonderful natural light with floor to ceiling windows

**ENTRY LEVEL**

- Foyer
- Beautiful leaded glass doors
- Slate stone floors
- ½ bath

**FIRST LEVEL**

- Spacious eat-in kitchen
- Custom white farm-style cabinets
- Stainless steel appliances
- Granite counters
- Slate stone floors
- Built-in banquet with views
- 6-burner gas stove with griddle
- Double-oven
- Walk-in pantry with floor to ceiling storage
- Picture windows for taking in the amazing views
- Slider to private deck for entertaining

**SECOND LEVEL**

- Great room - Living room & den
- Gas fireplace with slate stone surround
- Cathedral wood plank ceilings
- Sliding doors lead to wrap-around deck with views
- Adjacent den with built-in cabinets & wet bar
- Dual-paned picture windows spanning entire east wall

**THIRD LEVEL**

- 2 nice size bedrooms with walk-in closets
- Cathedral ceilings
- Carpet flooring
- Jack and Jill bathroom with double sink
- Large soaking tub with shower & marble tile
- White marble tile counters
- Oak floor landing

**FOURTH LEVEL**

- Private Master Retreat
- Cathedral wood-plank ceilings
- Picture windows with views of the hills
- Custom bathroom with marble dual-sink vanity
- Separate soaking tub with marble tile surround
- Separate spacious shower with marble tile
- Separate double closets with floor-to-ceiling storage
- Loft in closet for extra storage

**EXTERIOR**

- Extremely private & magical setting
- Views of oaks and distant hills of Hidden Valley Ranch
- Wrap-around decks to capture picture-perfect views
- Separate 500 +/- sf. fully-contained studio guest house
- 3-car garage
- Rustic Artist studio (sf. and permits unknown)

**Offered at \$1,299,000**  
**(NS17123459)**

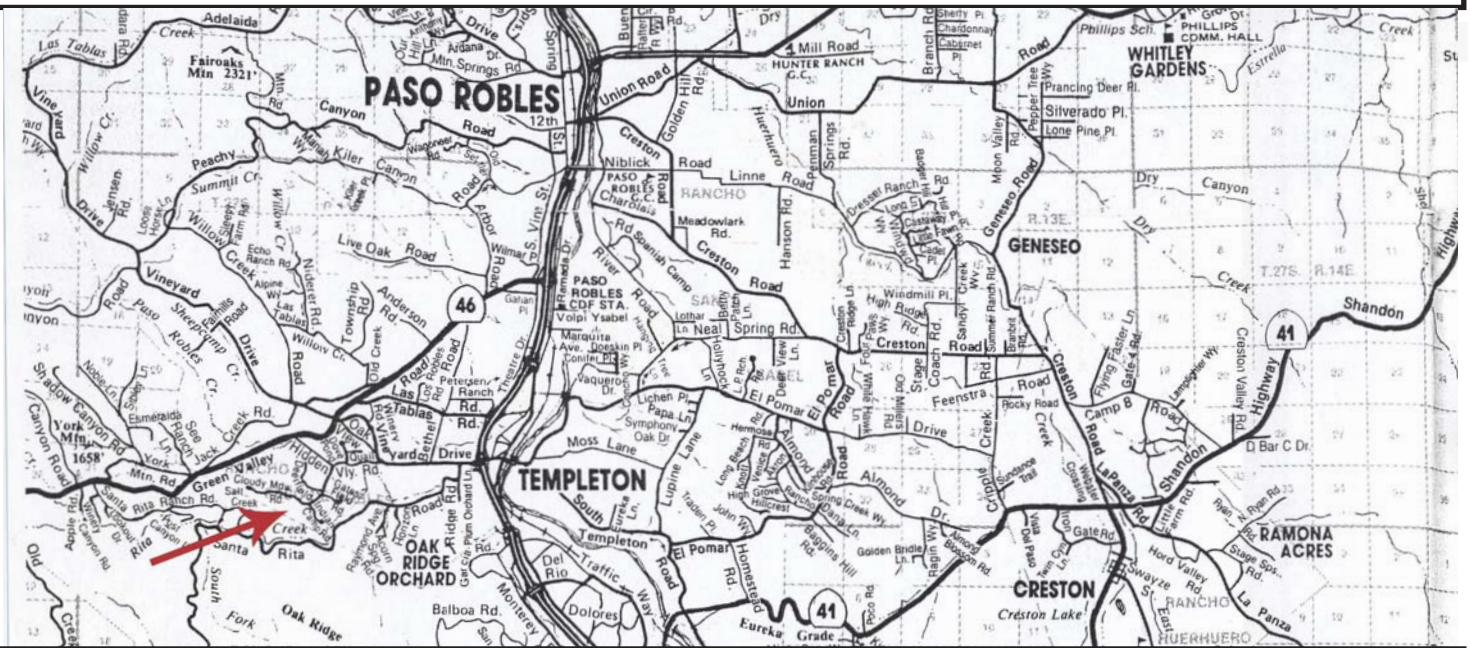
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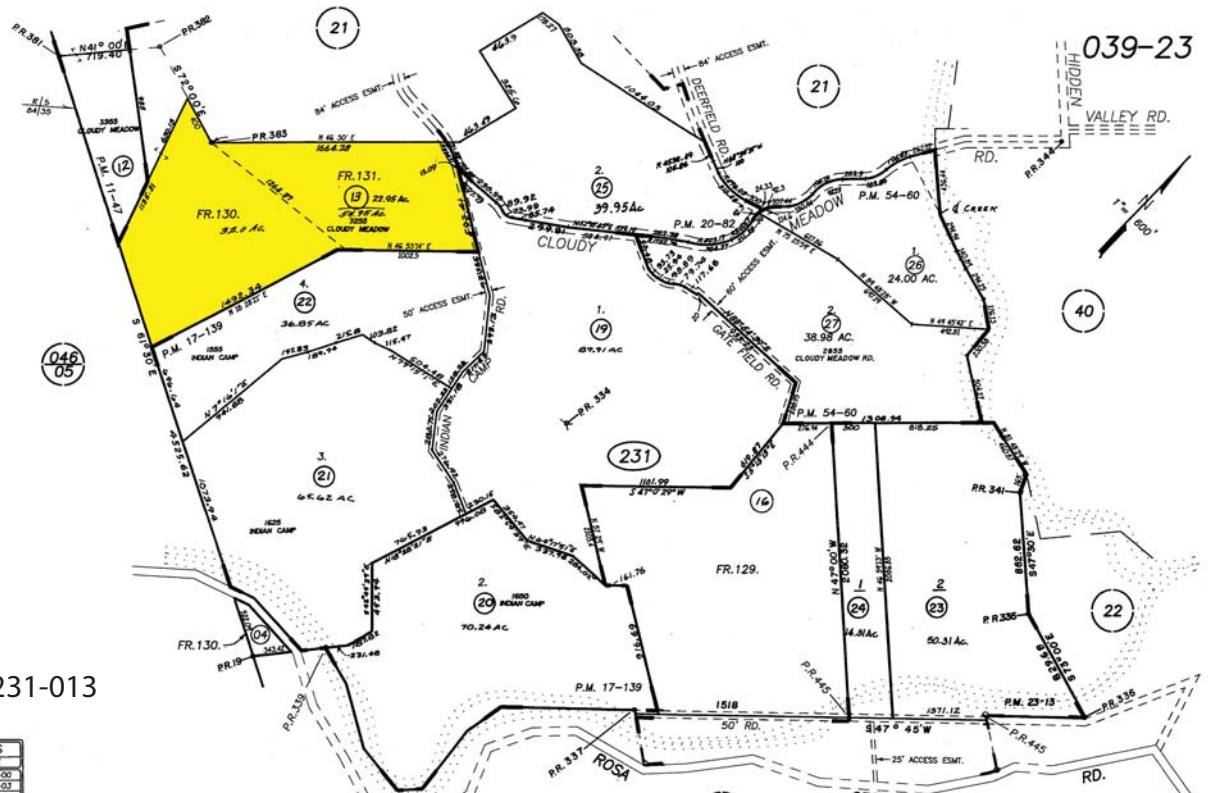
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Buyer is strongly advised to perform their own due diligence regarding all claims made to this property.

# ~ Location Map ~



# ~ Parcel Map ~



APN:039-231-013

REVISIONS	
NO.	DATE
1	08-02-00
2	01-31-03

Boundary lines shown are approximate only.  
Information is deemed from reliable sources, but is not guaranteed.



# ~ Aerial Map ~



# ~ Horse Trails ~



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