

2135 & 2137 Live Oak Road

Paso Robles, CA 93446



presented by
Pete Dakin, Carolyn McNairn and Devon Pitts



RE/MAX
Parkside Real Estate

Property Details



- ◆ 163.33 +/- Acres
- ◆ APN 026-342-054 & 026-342-055
- ◆ Zoned Ag
- ◆ Main Residence
 - 3,060 +/- sf, Single Story Home
 - 2 BD, 2 3/4 BA Plus Office
 - Built in 2008
 - 2 Car Garage with Laundry and Wine Storage
- ◆ Guest House
 - 2,210 +/- sf, Two Story Home
 - 1 BD, 2 BA (Upper Level)
 - 2 BD, 1 BA (Lower Level)
 - Built in 1981
- ◆ Vineyard
 - Willow Creek District AVA
 - 65.49 +/- Acres Total (Under Contract)
 - Additional Plantable Acres Available
- ◆ Water Wells (Addition well to be drilled)
 - 4 Wells, 1 Domestic
- ◆ Owned Solar
- ◆ Equipment Barn & Implement Sheds

2135 & 2137 Live Oak Rd Paso Robles, California



This exquisite 163.33 +/- acre property is a gem nestled in the sought-after Paso Robles' Westside. Live Oak Vineyards graces the renowned Paso Robles Willow Creek AVA, surrounded by esteemed wineries and picturesque vineyards, presenting an unparalleled estate and vineyard prospect.

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



The grandeur of the custom-built Main Home Estate unfolds with impeccable design and meticulous craftsmanship evident from the moment you step inside. Boasting 3,060 +/- sf, 2 bedrooms, 2 bathrooms, plus an office, this residence features an open and spacious floor plan with high open-wood beamed ceilings, ceramic tile, and hardwood flooring throughout.



The chef's dream kitchen, complete with granite countertops, high-end appliances, a walk-around pantry, and a center island with bar seating, is ideal for entertaining. The living area, adorned with a beautiful wood-burning fireplace with built-in wood storage, creates a cozy ambiance on chilly evenings.



The primary suite offers access to the back balcony, and the primary bathroom includes a walk-in closet, two vanities, a walk-in tile shower, and a wall gas stove.



A covered breezeway leads from the kitchen to the 2-car garage, housing a finished, temperature-controlled wine storage room and a laundry room.



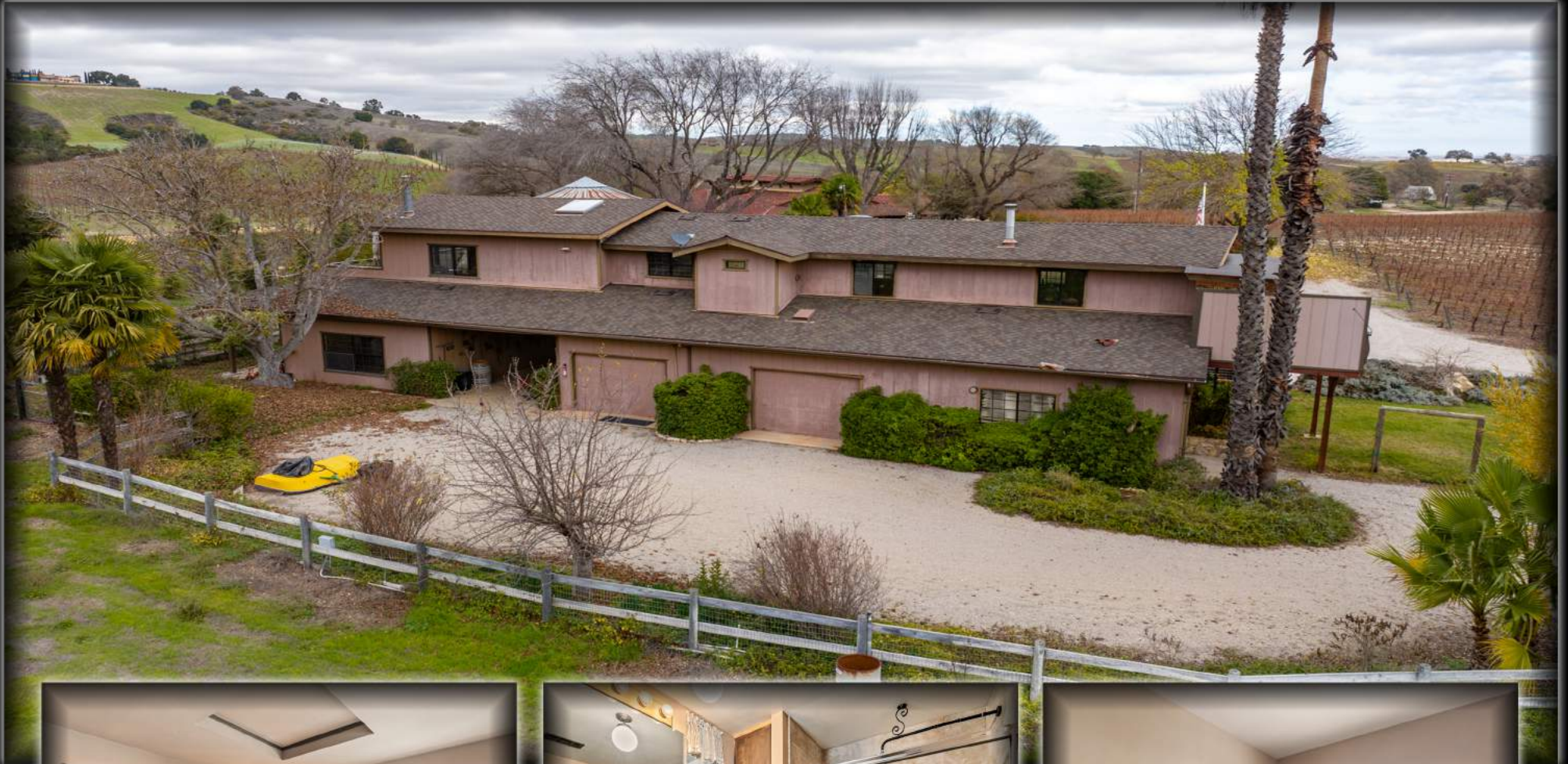
The charming two-story barn-style guest house, built in 1981, spans 2,210 +/- sf with granite counters, wood cabinets, and hardwood flooring.



The upper level comprises an open living area, kitchen, den, half bathroom, primary bedroom, and primary bathroom. The living area, features a beautiful wood-burning fireplace surrounded by native Adelaide stone and built-in wood storage.



The upstairs has abundant natural lighting and the bedroom features a wood-burning stove. Downstairs, the spacious garage area, utility room, half bathroom, and workroom provide additional functionality.



Adjacent to the breezeway, guest quarters feature a living area, two bedrooms, and one three-quarter bathroom.

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Vineyards, mesmerizing views, a prime location, privacy, an estate home, a retreat—this property encapsulates it all.

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The shops and equipment storage barns are perfect for storing tractors and vineyard equipment. A solar system covers both the main and guest homes and the domestic well, reducing energy costs.

Varietals Planted



Chardonnay



Viognier



Cabernet Sauvignon



Cabernet Franc

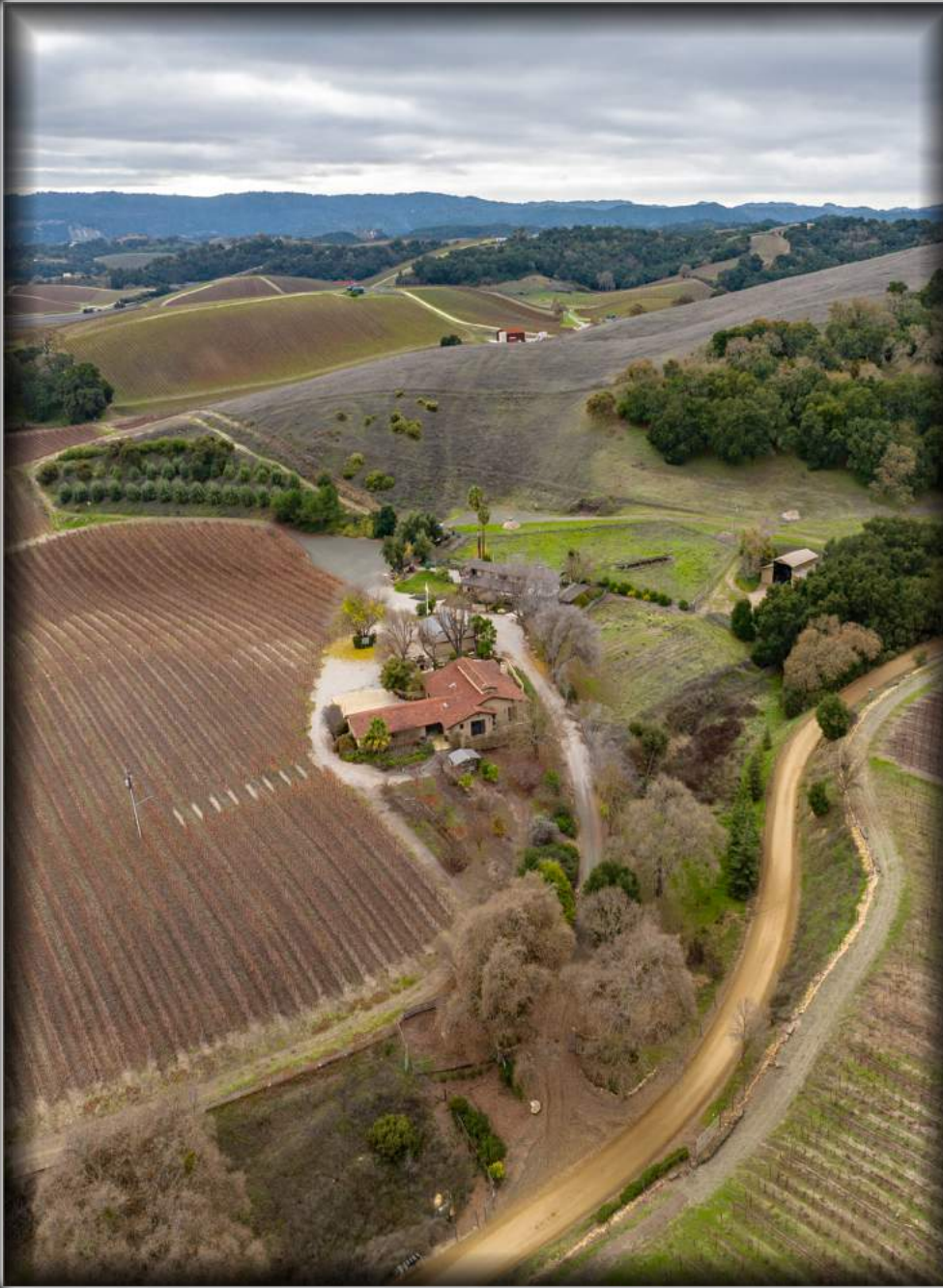


Petit Verdot

The 65.49 +/- acre vineyard comprising Chardonnay, Viognier, Cabernet Franc, Cabernet Sauvignon, and Petite Verdot, this vineyard is contracted with leading wineries on the Central Coast.

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MLS# NS23231100



Offered at: \$15,500,000

The terrain is gently rolling, offering breathtaking panoramic views, while the 65.49 +/- acre vineyard consistently yields some of the region's finest wines. There are also 60 Arbequina Spanish Olive trees that produce great olive oil.



Supplements

Video

Website



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