

# 2135 & 2137 Live Oak Road, Paso Robles 93446

## Property

163.33 +/- Acres Total

APNs: 026-342-054 & 026-342-055

Parcel 1: 105.77 +/- Acres

Parcel 2: 57.56 +/- Acres

Zoned Ag

Willow Creek District AVA

## Main Home

3,060 +/- sf, 2 Bedroom, 2 Three-Quarter Bathrooms

Spanish/Mediterranean Style

Built in 2008 by Ayers Construction

Concrete Foundation, Wood Frame, Stucco Exterior Siding, Clay Tile Roof

Flooring: Ceramic Floor Pavers Throughout (Hardwood Flooring in Family Room and Bedrooms)

Bull-nosed Corners, Vaulted Ceilings, Beamed Ceilings in Family Room

Cherrywood Cabinets and Granite Counters in Kitchen, Bathrooms and Office

Marvin Windows/Doors, 16" Exterior Walls, French Doors, Clerestory Windows

Heating and Air (2 Units): Split System, Furnace is Gas-Fired, High Efficiency and Forced Air.

Central Vacuum System, Alcoves Throughout

### Kitchen

High End Appliances, Stainless Steel Undermount Sink with Garbage Disposal & RO System

5 Burner Gas Stove with Hood Vent, Refrigerator, Wine Refrigerator Built-In Microwave, Oven

Island: Sink with RO System, Trash Compactor, Countertop Overhang for Seating, Outlets

Cherrywood Cabinets and Granite Counters, Open Pantry Area

Living Area: Wood Burning Fireplace, Wood Storage, Open Concept, Built-In Sound Systems

Office: Cherrywood Cabinets and Granite Counters

Bathrooms: Cherrywood Cabinets and Granite Counters, Tile Walk-In Showers, Ceramic Floor Pavers, Tile Backsplash

Guest Bedroom: Hardwood Flooring, Closet, French Door Leads Out to Back Balcony with Wood Deck

Primary Bedroom: Hardwood Flooring, Walk-In Closet in Primary Bathroom, French Door Leads Out to Back Balcony with Wood Deck (Primary Bathroom Has Built-In Gas Stove/Fireplace in Wall and Bench)

Detached 2 Car Garage (1,000 +/- sf)

Covered Breezeway from Kitchen Door to Detached 2 Car Garage

Finished Laundry Room with Granite Counters, Cherrywood Cabinets and Ceramic Floor Pavers

Wine Storage Room (Temperature Controlled) with Ceramic Floor Pavers

Outside: Walled-In Front Yard Area with Outdoor Fireplace and Fountain, Dog Kennel

## Secondary Residence

2,210 +/- sf, Two Story

Barn Style Design

Built in 1981 with Addition in 1986

Concrete Slab, Wood Frame, T-111 Wood Siding, Composition Shingle Roof

Beamed Ceilings, Recessed Lighting, Wall Heaters, Sound System Throughout

Heating and Air: Split System, Air Handler and Heat Pump

### Upper Level

Living Room/Area: Wood Flooring, Wood Burning Stove, Wood Storage Area, Door Leads Out to Balcony with Separate Outside Staircase, Open Concept

Kitchen: Granite Counters and Wood Cabinets, 4 Burner Electric Stove, Refrigerator, Trash Compactor, Dishwasher, RO System, Microwave, Oven, Garbage Disposal, 2 Pantries, Counter Overhang for Seating

Den: Wall Heater, Wood Flooring, Built-In Shelving Alcove

1 One-Half Bathroom: Tile Flooring and Counters, Wall Heater

Primary Bedroom: Wood Flooring, Wood Burning Stove, Door Leads Out to Balcony with Separate Outside Staircase

Primary Bathroom (Three-Quarter): Tile Flooring, Walk-In Tile Shower and Tile Counters, Wall Heater (Vanity/Desk Outside Bathroom)

### Lower Level (Left of Breezeway)

Utility Area Upon Entry Has 1 Three-Quarter Bathroom with Tile Floors and Counters, Laundry Area, Water Softener and RO System, Wood Cabinets

Garage Area (Currently Used as Living and Storage Space): Three Separate Roll Up Doors, Sunken Area for Forklifts, Separate Utility/Workshop Room with Roll Up Door, Inside Door Leads to Upper Level with Small Bar Area

Lower Level (Separate – Right of Breezeway): Living Area, 2 Bedrooms Carpeted with Closets, 1 Three-Quarter Bathroom with Tile Floors and Counters

#### Water

5 Wells, 1 Domestic (See Well Summary in Supplements)

Seller is in Process of Having Additional Well Drilled

(2) Water Storage Tanks (5,200 Gallons Each)

#### Vineyard

65.49 +/- Acres Planted

Additional Plantable Acreage is Available

#### Varietals

Chardonnay – 13.71 +/- Acres (Planted in 1998, Spacing 10' x 6')

Viognier – 9.27 +/- Acres (Planted in 1999, Spacing 5' x 12')

Cabernet Franc – 3.05 +/- Acres (Planted in 2017, Spacing 10' x 4')

Cabernet Sauvignon – 18.78 +/- Acres (Planted in 2015 & 2017, Spacing 10' x 4')

Cabernet Sauvignon – 17.68 +/- Acres (Planted in 2020 & 2021, Spacing 10' x 6' & 7' x 4')

Petite Verdot – 3 +/- Acres (Planted in 2021, Spacing 7' x 4')

#### Vineyard Contracts

Daou: Cabernet Sauvignon, Cabernet Franc & Chardonnay

Justin: Viognier & Cabernet Sauvignon

Booker/Constellation: Cabernet Sauvignon & Petite Verdot

#### Solar (See Solar Information in Supplements)

Installation Date: May 2017

7.56 kW DC System Size

24 LG Electronic LG315NIC-G4 Solar Panels, 24 Enphase Energy S280-60-LL-X (240 Vac) Inverters

(Two Systems – 12 LG Electronic Solar Panels & 12 Enphase Energy Inverters)

#### Wi-Fi (See Wi-Fi Information in Supplements)

Outback Internet Site Agreement Dated 06/12/2012 – 04/30/2022 (Month to Month After Expiration)

## Other Structures

Implement Shed – 560 +/- sf, Built in 1965

Equipment Barn – 1,512 +/- sf, Built in 1993, Dirt Foundation

Implement Storage – 2,370 +/- sf, Built in 2005, Dirt Foundation

## Other Property Improvements

Septic Systems, Water Irrigation Lines, Water Wells and Pumps, Water Storage Tanks, Entrance Gate, Landscaping Around Residences, Outdoor Fireplace, Solar Array Panel, Deer Fencing, Electric Fencing Along Live Oak Road