

RE/MAX PARKSIDE REAL ESTATE

8470 Vineyard Ranch Way

\$1,999,995

*The Real Estate
Leaders*

#182537

Location: Paso Robles

Size: 3000 +/- sq ft home
on 118 +/- acres

APN: 014-101-031/032

Zoning: Agriculture, Under
Williamson Act Contract

Terms: Cash, CTNL

Showing: By Appointment

**RE/MAX PARKSIDE
REAL ESTATE**

Jim Irving

Broker-Associate, GRI, CRS

711 12th Street
Paso Robles, CA 93446

Phone: 805-591-5203

Cell: 805-610-7070

Fax: 805-239-3513

Email: jim@jimirving.com

DRE License # 00981882



Cougar Ridge Estate & Vineyard! This classic Westside property is privately situated on 118 acres in the hills of Adelaide. The gracious custom home was designed by the owner to enjoy both comfortable living and the spectacular views overlooking the scenic Vineyard Drive valley. The 3000 sq ft features an open kitchen perfect for entertaining as well as a separate master suite, guest room and visitor area. Almost every room highlights the stunning views and has French doors leading to the wraparound deck and lush grounds.

An established 21 acre vineyard, planted in Cabernet Sauvignon, Merlot, and Chardonnay, is the added bonus to this estate property. The majority of the grapes are under an Evergreen Contract with the balance sold on an annual basis to established local wineries.

Directions: From Paso Robles, take Highway 46 West and turn right onto Vineyard Drive. The gated entry for Vineyard Ranch Way is on the left.



By Appointment Only

The above information was obtained from seller and has not been verified by Broker/Agent. Buyer is advised to consult with his own experts, not real estate licensees, in order to verify any of the above information. Each office is independently owned and operated.