



5525 Whispering Pines Lane, Paso Robles - Offered at \$895,000



3.25 Acre Running Deer Ranch Compound

Experience the very best of Lake Nacimiento area living from this private and pristine, turn-key property. Nestled in the trees on its own hill, the 1,726 sq ft, two-story, two-bedroom, two-bath home is ready for entertaining with an extensive deck and covered patio, gourmet kitchen with granite countertops, custom cabinets and premium appliances and a spacious living room with woodstove. Two office spaces and high speed internet offer work-from-home flexibility or overflow for extra guests. The loft over the two-car garage provides additional lodging options. Outside there is truly something for everyone: multiple workshops, a 400 plant vineyard, raised beds for gardening, boat storage, RV barn, dog run, bbqs and smoker, outdoor shower and even a spa to relax in! Noteworthy investments include the 32 panel, 9.2kW solar system and propane-powered Generac 22kW backup generator. Located 1 mile from the Running Deer launch ramp and "The Point" recreation area, this special property offers easy access to Lake Nacimiento for boating, skiing, swimming and fishing pursuits. The owners are also selling their premier dock slip separately. Don't miss this once-in-a-generation opportunity to have your California dream!

A Paso Robles native, Jim brings insider knowledge and 30+ years of experience to every deal!

DRE License: 00981882

Jim IRVING

805-610-7070

**Jim@JimIrving.com
www.JimIrving.com**



Listing Profile & Amenities

- Price: \$895,000
- Lot Size: 3.25 acres
- Square Feet: 1,726 +/- sq ft
- Year Built: 1974
- Exterior: HardiePlank
- Roof: Composition
- Bedrooms: 2
- Baths: 2
- Floors: Porcelain Tile & Vinyl

- Heating: Central (Propane) & Lennox Wood Stove
- Cooling: Central (Electric)
- Kitchen: Bosch Induction Cooktop, KitchenAid Convection Oven, Refrigerator, Disposal, Microwave
- Extras: Washer & Dryer, 2 TVs, 2 SleepNumber beds, Antique Furniture, 144 Bottle Euro Cave

- Outside: 32 panel, 9.2 kW Solar System, 400 +/- sq ft Covered Deck, Patio Furniture, Spa, 2-Car Garage, RV Pole Barn, 2 Workshops, 400 Plant Vineyard, Backup Generator
- Zoning: Rural Residential
- Location: Running Deer Ranch
- ID: NS22023550
- APN: 080-112-019

RE/MAX
Parkside Real Estate

711 12th Street, Paso Robles, CA

Equal Housing Opportunity. This information was supplied by Seller and/or other sources. Broker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

Appointment Only!
805-610-7070

Jim
IRVING

DRE License: 00981882