

# RE/MAX PARKSIDE REAL ESTATE

## 7072 Via Escondida

### \$299,900

*The Real Estate  
Leaders*

#160343

**Location:** Ranchita Canyon,  
North/Northeast of Paso  
Robles

**Size:** 700 sq. ft. +/- home  
on 40 acres +/-

**APN:** 019-011-040

**Zoning:** Rural

**Terms:** Cash, CTNL

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](mailto:jim@jimirving.com)

DRE License # 00981882



### **Big sky country on the Central Coast!**

This private 40 acre property with existing mobile home provides a wonderful opportunity for an owner or builder with vision. Situated in the heart of vineyards and cattle ranches and just minutes from downtown San Miguel and Paso Robles, the property offers remarkable panoramic views of the North County. The old but cutely remodeled 700 sq. ft. mobile home has 1 bedroom and 1 bath and is perfect for weekends while you plan for your dream home. With a 10 gpm well, electricity, and propane, the rolling open land is suitable for a variety of uses and would make a great vineyard/estate site. Don't miss out on the incredible potential of this one of a kind property! Seller financing is offered.



**Directions:** Go north on Highway 101. Take the 10th Street exit, then a left a Mission Street followed by a right on River Road. After crossing the bridge, take a left onto Cross Canyons Road. Continue on Cross Canyons for 5 miles, then take a left onto Ranchita Canyon Road. Via Escondida will be on the right.

**Get flyer and go drive by.**

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.