## RE/MAX PARKSIDE REAL ESTATE

# 72345 Cross Country Road

\$415,000

# The Real Estate Leaders

#### # 197170

Location: San Miguel

Size: 1530 + /-sq ft home

on 19 +/- acres

**APN:** 423-133-059

Zoning: Rural Lands

**Terms:** Cash, CTNL, Seller May Finance

**Showing:** Call Jim! Appointment Only!

RE/MAX PARKSIDE REAL ESTATE

### Jim Irving

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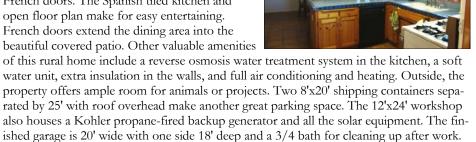
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#### Live Off The Grid!

Experience the beauty of southern Monterey County in this Southwestern-style home on 19+ acres. Enjoy the evening sunsets from the front patio, or relax in your hammock under the oaks. In the winter, enjoy the wood-burning fireplace in the living room. The master bedroom features a private bath and plantation shutters as well as French doors. The Spanish tiled kitchen and open floor plan make for easy entertaining. French doors extend the dining area into the beautiful covered patio. Other valuable amenities

erty is just 11 miles from the charming town of San Miguel.



**Directions:** From Paso Robles, follow Highway 101 north 8 miles to Mission Street. Take a slight right onto Mission and continue for nearly a mile. Then turn right onto 14th Street and continue onto North River Road. After a half mile, turn left onto Cross Canyons Road and immediately take the first left onto Indian Valley Road. Continue for 9.5 miles and then turn right onto Cross Country Road. After about a mile, the property will be on your left.

Additional outdoor enhancements include a chicken coop, pipe-rail pens for small animals,

perimeter fencing, and a gravity flow irrigation system. Private yet easy to get to, this prop-

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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.

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