

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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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

of this rural home include a reverse osmosis water treatment system in the kitchen, a soft water unit, extra insulation in the walls, and full air conditioning and heating. Outside, the property offers ample room for animals or projects. Two 8'x20' shipping containers separated by 25' with roof overhead make another great parking space. The 12'x24' workshop also houses a Kohler propane-fired backup generator and all the solar equipment. The finished garage is 20' wide with one side 18' deep and a 3/4 bath for cleaning up after work. 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 property 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.

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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. Each office is independently owned and operated.