



5545 & 5555 Aluffo Road, Paso Robles - Offered at \$649,000



Lake Nacimiento Dream Site

This exceptional six acre property offers a rare combination of possibility, proximity and panoramic views. Two parcels are being sold together just half a mile from the Running Deer launch ramp. Included is a 624 sq ft two bedroom, one bath remodeled manufactured home with new HardiePlank siding, new metal roof, new windows, new shower, new flooring, new three zone heat pump, and new electrical panel with furnishings so it is ready for you to move into today or use as a vacation home when you wish. There is a high performing well with three 3,000 gal tanks, new pump, and two 40 ft containers with power. The lower 7,000 sq ft pad is newly added, fully permitted with the county and ready for a 3,000 sq ft barn or workshop. The hilltop acreage features a stunning home site with sweeping vistas over the Lake and the surrounding oak dotted hillsides. This is the perfect property to enjoy all that Lake Nacimiento has to offer while you build your dreams.

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: \$649,000
- Lot Size: 6.03 +/- acres
- Square Feet: 624 +/- sq ft
- Year Built: 1999
- Exterior: HardiePlank
- Roof: Metal
- Bedrooms: 2
- Baths: 1
- Floors: Laminate Wood

- Heating: Central (Propane) via New Three Zone Heat Pump
- Cooling: Central (Electric)
- Kitchen: Propane Range & Oven, Refrigerator, Formica Counters
- Extras: Furnishings, Washer & Dryer, Lake Access via the "Point"

- Outside: Three 3,000 gal Tanks, New Pump, Two 40 ft Containers with Power, 7,000 sq ft Building Pad
- Zoning: Rural Residential
- Location: Running Deer Ranch
- ID: NS22094031
- APN: 080-112-066 & 080-112-067

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