



**3008 Cloudy Meadow Road, Templeton - Offered at \$3,000,000**

## **Stunning Hidden Valley Estate**

Experience the very finest in wine country living with this exceptional 40 +/- acre property. The exquisite 2499 sq ft custom residence is contemporary in design with a gracious and easy open floor plan, beautiful natural light filled rooms and gorgeous views of Adelaide. Attention to detail was paramount in its construction and only the highest quality materials and finest finishes were used, including redwood and Corten. The master suite includes a bathroom with tub, shower and walk-in closet. The spacious living room has 14' ceilings, dramatic fireplace and a wall of windows captures the panoramic vista of rolling hills and farmland. The gourmet kitchen has granite countertops, induction cooktop, butcher block island and quarter-sawn oak cabinets. Adjacent to the living dining area is the home office space with a built-in desk and shelving to maximize storage and efficiency. The guest quarters are incredibly private, with their own double sink bath and shower. There is also a large laundry/gardening room with sink, worktable and access to the kitchen garden area. The attached two car garage provides additional storage and houses the water treatment and filtration system. Outside, there are two patio areas intended to provide seasonally appropriate outdoor living with both sun and shade from the surrounding oaks and bay laurels. Nearby a 208 +/- sq ft room doubles as a workout room or extra storage while just across the driveway there is a detached 500 +/- sq ft building for parking more vehicles and workshop space. The home also includes an owned solar system and a 5000 gallon water storage tank. In addition, there is a charming 500 +/- sq ft studio cottage with a wood stove, kitchenette, bathroom and wrap around windows and deck. It overlooks a quiet meadow favored by wildlife. Use it as a studio, guest house, or additional office. The 3 acre Syrah vineyard is dry-farmed and sold to a high-end local winery. It benefits from the property's location within the coveted Templeton Gap region of the renowned Paso Robles AVA. This more temperate microclimate offers an afternoon breeze from the coast and greater annual rainfall. This property is a rare offering in the exclusive enclave of Hidden Valley Ranch, a 2200 +/- acre private, gated community that includes 30 +/- miles of trails for hiking and riding horses. The most sought-after location in North County provides unmatched convenience with Paso Robles and Templeton only a few miles away and several beach communities about a 20 min +/- drive away.

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

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## Listing Profile & Amenities

- Price: \$3,000,000
- Lot Size: 42 acres
- Square Feet: 2499 +/- sq ft
- Year Built: 2015
- Exterior: Synergy Acrylic & Corten
- Roof: Metal
- Bedrooms: 2
- Baths: 2
- Floors: Saltillo & Carpet

- Heating: Central (Electric) & RSF Focus 320 Wood Fireplace
- Cooling: Central (Electric)
- Kitchen: Thermador Induction Cooktop, Oven, Dishwasher & KitchenAid Refrigerator, Disposal
- Extras: Double-Pane Pella Windows, LG Washer & Dryer, Hague Water Treatment System

- Outside: 20 panel, 5.27kW Solar System, 500 +/- sq ft Studio, 2-Car Garage, Workout Building, Workshop/Secondary Garage, 3-acre Syrah Vineyard
- Zoning: Rural Residential
- Location: Hidden Valley Ranch
- ID: NS22100658
- APN: 039-211-026

**RE/MAX**  
Parkside Real Estate

711 12th Street, Paso Robles, CA

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**Appointment Only!**  
**805-610-7070**

**Jim IRVING**

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