

**2 AM Ranch**  
5995 Vista Del Paso Way  
Paso Robles, CA 93446

**\$2,250,000**  
22± Acres  
San Luis Obispo County





## 2 AM Ranch

### Paso Robles, CA / San Luis Obispo County

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#### **SUMMARY**

##### **Address**

5995 Vista Del Paso Way

##### **City, State Zip**

Paso Robles, CA 93446

##### **County**

San Luis Obispo County

##### **Type**

Horse Property, Ranches, Residential Property, Single Family, Farms

##### **Latitude / Longitude**

35.527164 / -120.54681

##### **Dwelling Square Feet**

4700

##### **Bedrooms / Bathrooms**

6 / 5

##### **Acreage**

22

##### **Price**

\$2,250,000

##### **Property Website**

<https://www.landleader.com/property/2-am-ranch-san-luis-obispo-california/43769>



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#### **PROPERTY DESCRIPTION**

Introducing the 2AM Ranch, a captivating expanse spanning 22 +/- acres of picturesque undulating hills adorned with majestic oak trees, offering a panoramic canvas of vineyards, olive orchards, and breathtaking sunsets. Nestled in its embrace is a haven of serenity and seclusion, providing the cherished respite craved in today's fast-paced world. This remarkable property stands as an idyllic turnkey family haven, a refined primary residence, or a cherished weekend escape for bonding with loved ones. The main ranch-style residence, encompassing 3,200 sqft, boasts three bedrooms and three baths, exuding timeless elegance and featuring upscale appointments. The master bedroom has a full en suite bathroom and a private fireplace. An expansive and luminous great room, adorned with a cozy fireplace, sets the stage for relaxation, while the state-of-the-art kitchen, office, and formal dining room cater to your every need. Outdoor living is embraced with inviting patios and secluded seating areas, enhancing the allure of this stunning abode. Adding to the allure is an inviting 1,500 sqft guest house boasting three bedrooms and two baths, offering an enchanting space that could effortlessly double as a caretaker's home, an income producing monthly rental, or sought-after AirBnB retreat. The property's infrastructure includes a substantial 4,300 sqft utility barn, catering to versatile needs. Equestrian enthusiasts will find delight in the round arena, horse fencing, seven pastures graced with five two-sided horse shelters, and a network of scenic riding trails weaving through the estate. A touch of nature's bounty graces the landscape, with a lovingly tended family garden and orchard harboring 19 thriving fruit trees. The property is surrounded by award winning vineyards and olive orchards and provides sought after southern exposure adding to the potential for prosperous commercial grape and/or olive cultivation. Further income potential could be generated if offered as a vacation rental or wedding venue. Nestled in Paso Robles, California, near Creston, this ranch finds itself in close proximity to some of the region's finest wineries, culinary delights, and the stunning California coastline. Perfectly situated, it's merely a three-hour drive from the Bay Area and a mere three and a half hours from Los Angeles.

#### Property Highlights:

- 3200 SF Main Home
- 1500 SF Guest Home (or potential Caretakers House or AirBnB)
- 4300 SF Utility Barn
- 22 +/- Acres
- Panoramic Views of Olive Orchards and Award Winning Vineyards
- Round Pen
- Horse Trails
- Seven Pastures with Horse Fencing and 5 Shelters
- Centrally Located between LA and the Bay Area.
- APN [043-351-007](#)



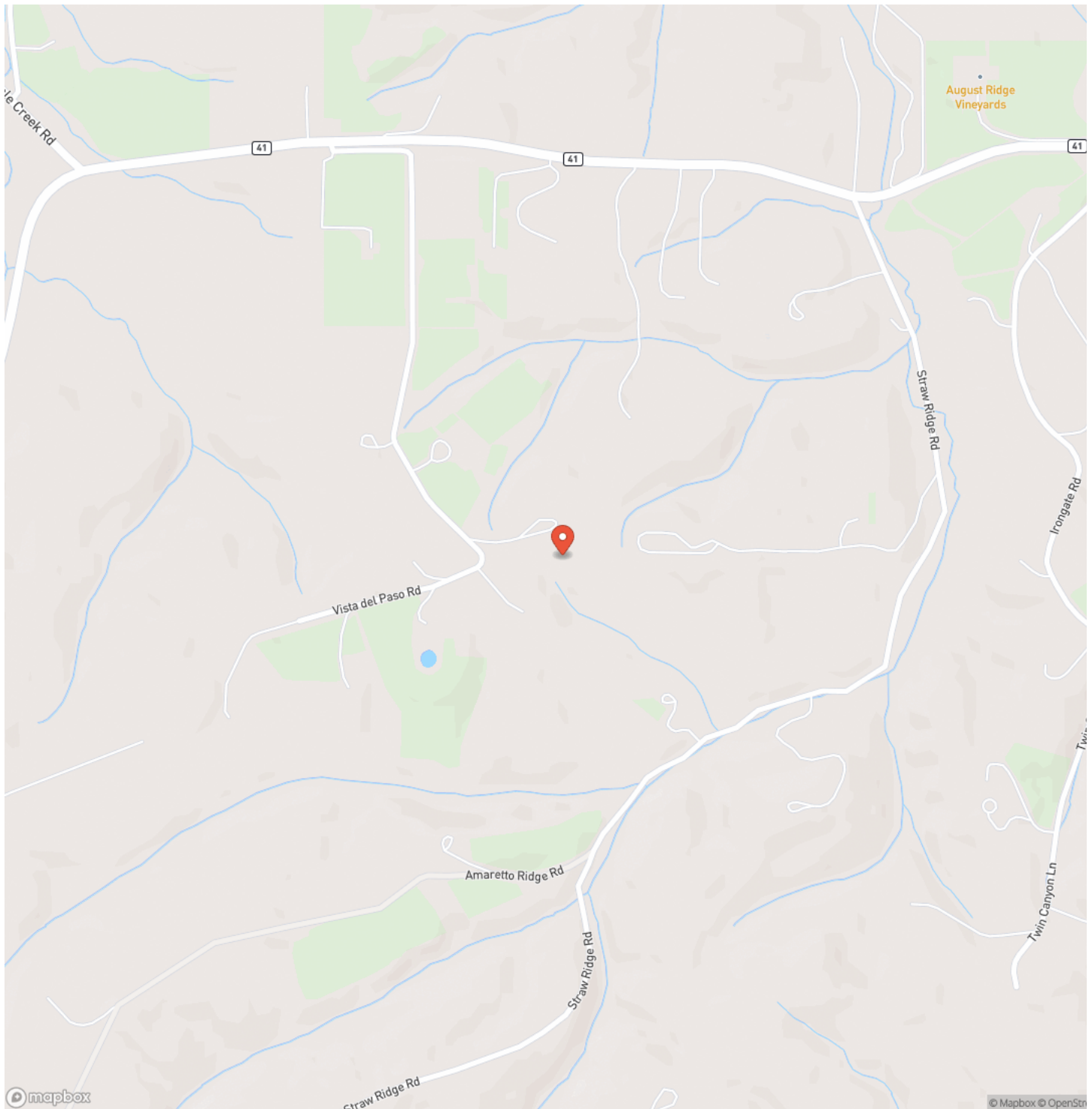


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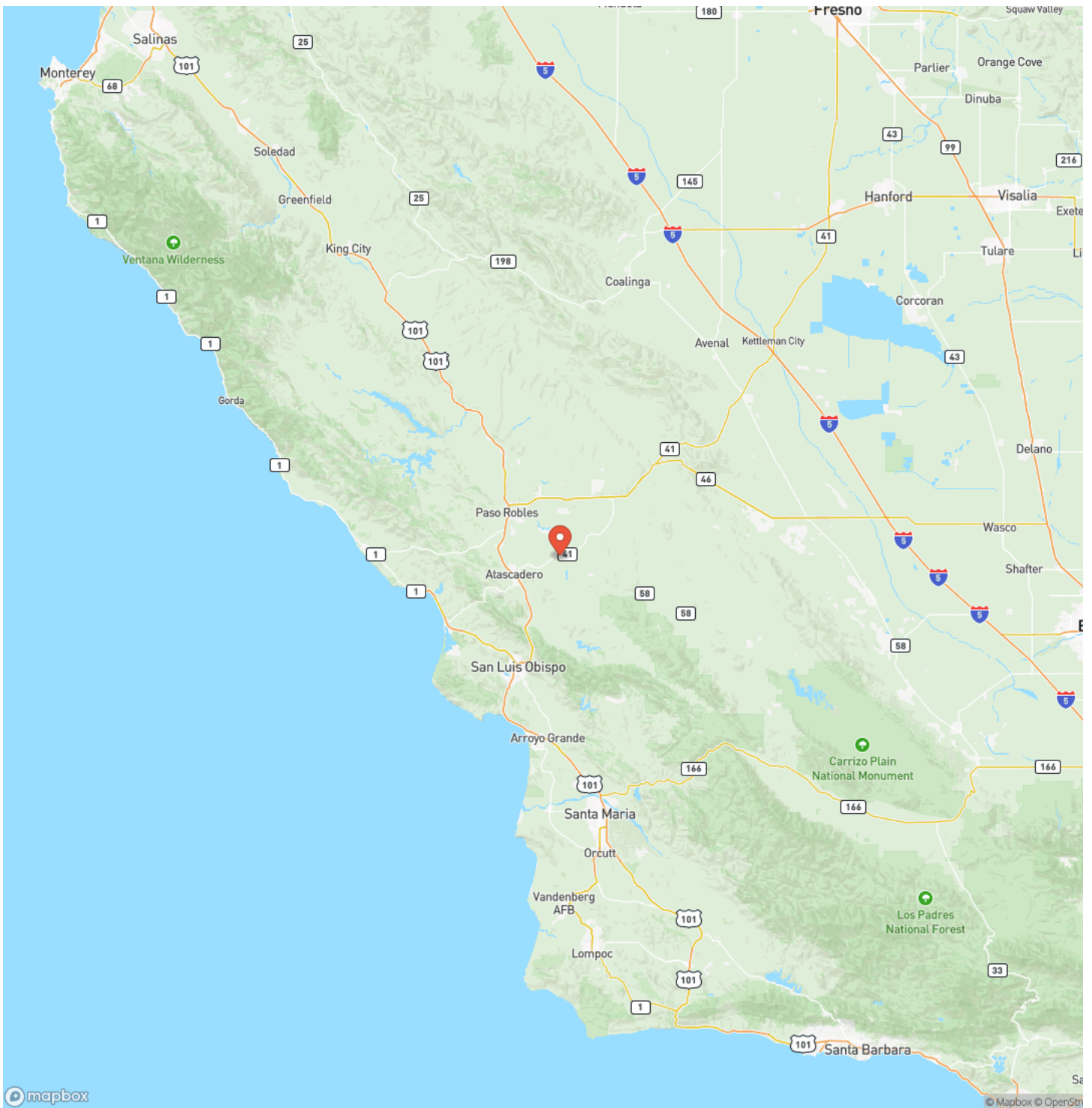


## Locator Map





## Locator Map



## Satellite Map



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**Paso Robles, CA / San Luis Obispo County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Rea Callender

## Mobile

(650) 722-0361

## Email

raecallender@gmail.com

**Address**

707 Merchant Street

## City / State / Zip

Vacaville, CA 95688

## NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.



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**californiaoutdoorproperties.com**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**California Outdoor Properties, Inc**  
Serving California  
Vacaville, CA 95688  
(707) 455-4444  
[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

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