

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

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>



2 AM Ranch Paso Robles, CA / San Luis Obispo County

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](#)



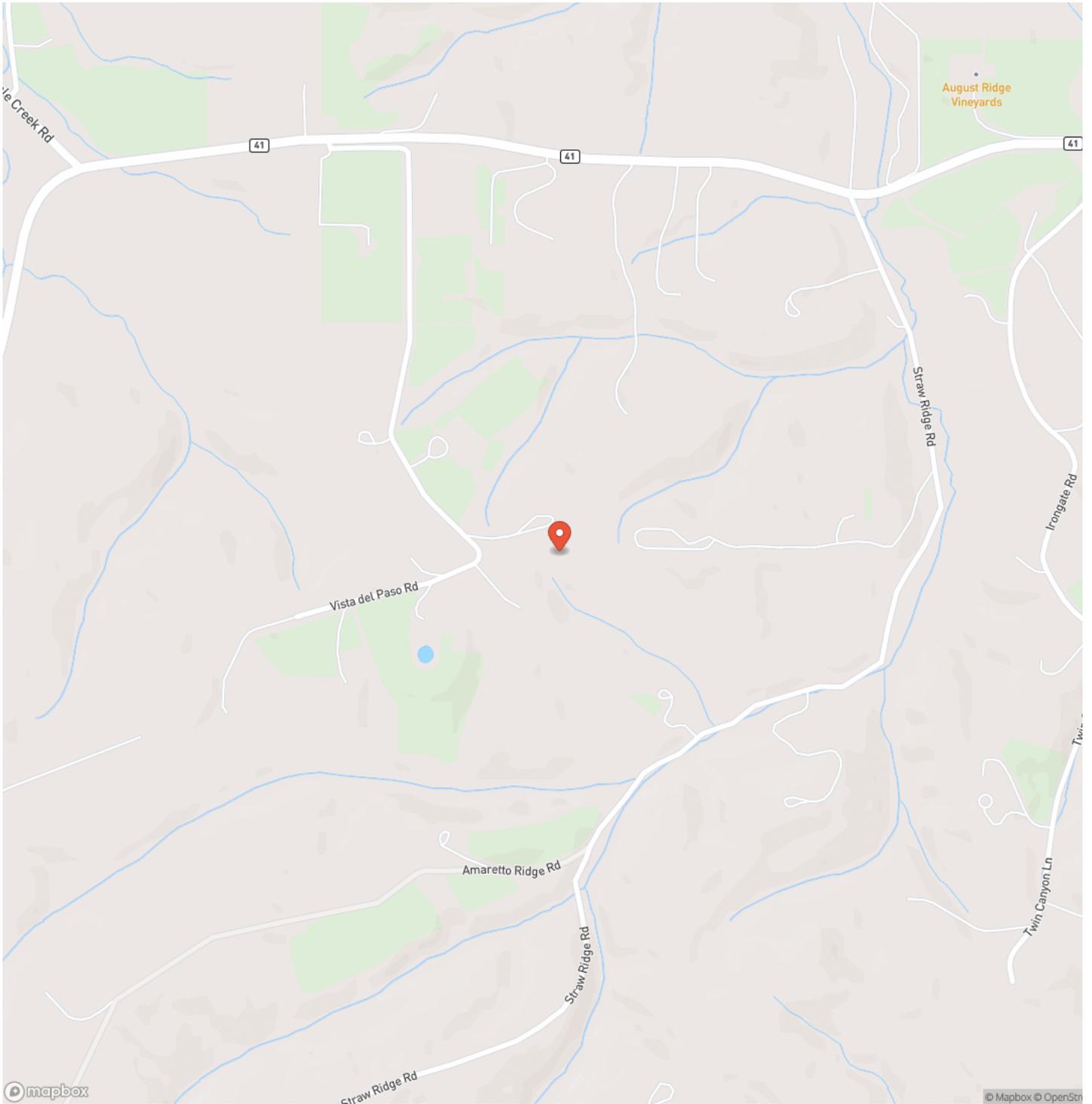
2 AM Ranch
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MORE INFO ONLINE:



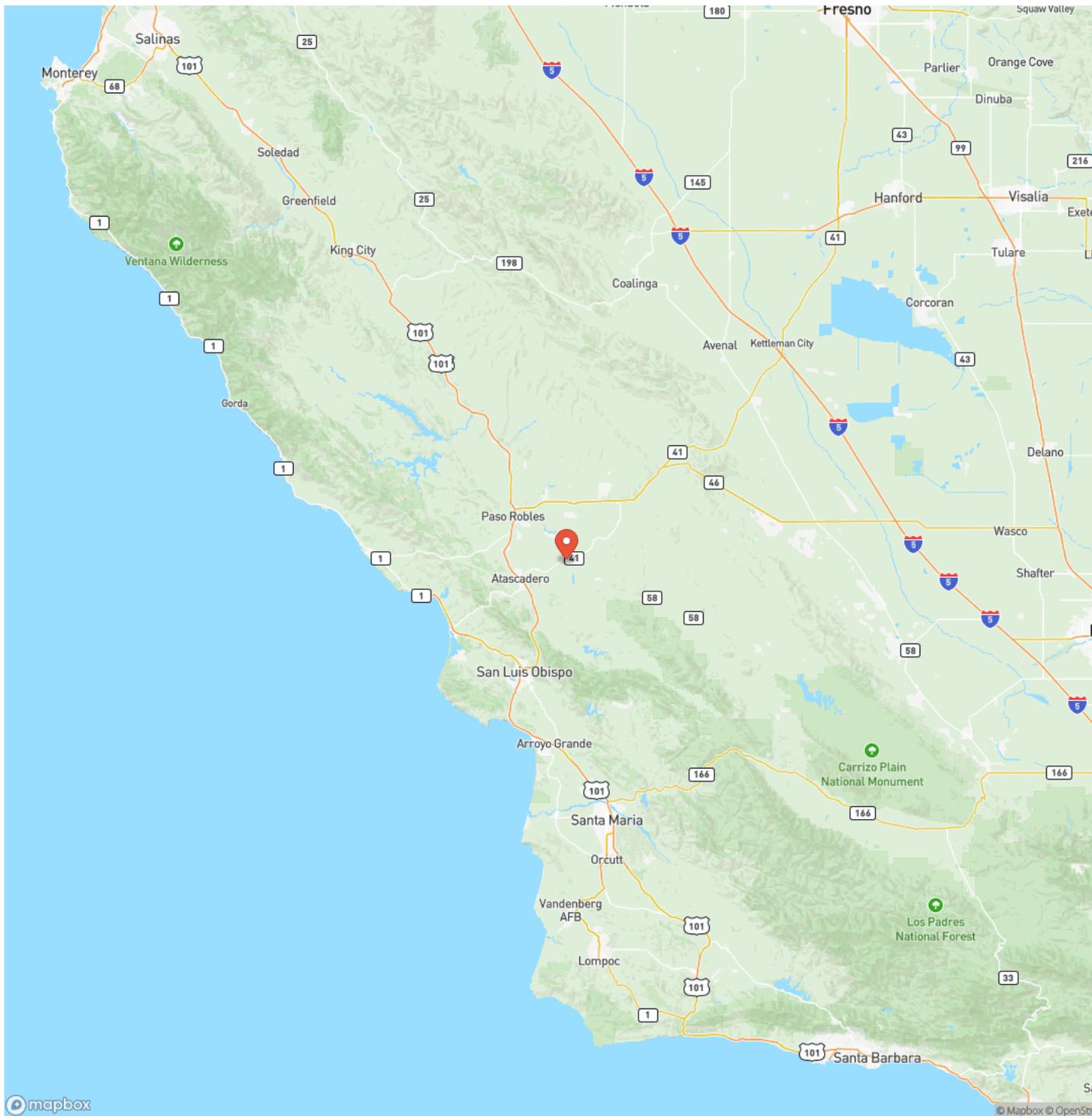
Locator Map



MORE INFO ONLINE:



Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



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