

Custom Home, Vineyard and Olive Orchard

2620 California Poppy Lane
San Miguel, Ca. 93451-9591
San Luis Obispo County
APN: 019-071-057



A total of 15+- Acres ~ which include 2 +- acres of Zinfandel Grapes (a Gold and Bronze winner!!) as well as Six +/- Acres of producing Italian Varietals of Olives

Zoning: Rural Residential / Land Use: Trees/Vines/Olives
Schools: Pleasant Valley Elementary, Paso High School



Overview:



A shining Star on the top of the Hill, almost like a dream. As you enter thru the custom gate you immediately leave the world behind. Your senses are overtaken by the beauty and peaceful surroundings, mature landscaping and tranquil sounds from the beautiful fountains. This amazing home and landscaping along with both interior and exterior entertainment areas were inspired and designed with a European/Mediterranean style plus an added splash of France. Sculptured walls surrounding Fountains, entertainment areas, as well as cozy gathering areas are unique and beautiful.

This lovely European farm style home with a complete wrap around oversized porch under 7000 sq. ft. of roofing captures the open and welcoming feel of a family orientated home. Added to the attractiveness of the home is the lovely and extensive landscaping combined with unusual architectural details which charm you immediately.

A huge bonus is the fact that the home is of ecological Straw Bale Construction, completely remodeled in 2001 by a well known local upscale Custom Contractor.



The southerly patio area offers an enormous outdoor kitchen, complete with a Bull Bar-B-Q, made in California, and now called "Bullet", an outdoor double gas burner, plus a sink; and simply amazing views. This entertaining area is just a step outside the Entertainment/Family Room of approximately 500 sq. ft, which is currently used as a licensed and operational Olive



Oil Tasting Room. Here you will find a refrigerated walk in for storage of wine and other perishable items, and a temporarily divided off, food preparation room. The next room is the huge Butlers Pantry/ laundry room with Tiled

Counters, lots of cabinets and shelving and a double Commercial Stainless Steel Sink. This "Butlers Pantry serves both the entertainment/family room as well as the main home, and is a dream come true for anyone with a large family or one which loves entertaining. (Of course the option is available to purchase the business under a separate contract, or perhaps start one of your own). From the Butlers Pantry you enter the Provence style Dining area between the entertainment/Family Room and the kitchen.



Returning to the main home and the front door which opens to a foyer with guest closet and then to the amazing living space of the home. There is a Formal Living Room with double sided gas Fireplace. There is also a Formal Dining Room with Custom made iron chandelier from the Paso Robles Iron Works. The rooms are separate but open to the living space.



Off the Kitchen area is a cozy family room with a fireplace allowing for conversation and TV viewing while enjoying the food preparation for the family. Each of these rooms have custom built Mahogany windows with double paned glass.



This kitchen is designed for the four-star Chef (current Owner) and is not only the most amazing well designed kitchen, but also the stylish and functional heart of this home. Off of the kitchen, but a part of the living space is a nice breakfast area with custom crafted double Santa Barbara Style mahogany doors which open to more of the covered porch areas on the westerly side of the home.



Here the gorgeous gardens, a wine tasting Gazebo as well as another attractive water feature invite you to relax and enjoy the quiet and, of course, views, views, views. This is truly outside living space at its finest.

There are three bedrooms, the master with on suite bath and French Doors to the covered porch. There is a lovely full bath in the hall with expanded ceiling height plus two additional bedrooms (one currently used as an office).



IMPORTANT FEATURES INCLUDE:

New Custom Built European style Mahogany Windows, double paned with 18" deep window sills. All the curtain rods throughout the entire home were custom crafted for the home by Paso Robles Iron Works as well as the stunning custom chandelier in the dining room. The floors is a long process of sandblasted concerted followed by various treatments to obtain an old world but contemporary feel.

The Gourmet kitchen includes All Custom designed and crafted Mahogany cabinetry with incredible detail. An enormous 14 foot hard maple wood kitchen island acceded with pendant lighting as well as other lighting. Built into the island is a 48" Décor Professional Range and double oven, two refrigerated drawers and a Stainless Steel Hood. There is also a Stainless Steel Dishwasher, Built in GE Monogram Refrigerator, Gorgeous Granite Counter Tops with matching apron sink, glide drawers, Trash Compactor and enough work space for several Chefs!

There is a Detached 672 sq. ft. Garage, (currently used for both cars and extra storage) with a 50 AMP Panel, and large storage space. Other out buildings include work shed and equipment shed. The vineyard and Olive Orchard is deer fenced.



The 5,000 gallon water tank is enclosed in its own building and all the out buildings on the main home level are painted in the same color.

This home has so much character and unique features it is truly a "one of a kind" and must be viewed in person to appreciate. (Minimum 24 hour notice is required) If you visit the Olive Tasting Room, please do not discuss your interest in the sale with anyone. The Sellers have a fairly large Olive Oil Tasting Club Membership, and although they may consider selling this business separately (At no time will it be considered to be a part of the real estate transaction), it is and will continue to be an ongoing business.

Additional information on the vineyard and olives is attached as well as maps and other pertinent documents.



Information deemed reliable but not verified. Any reference to measurements of any kind is an approximation only-not a professional survey. No warranties expressed or implied.