

LAS TABLAS CREEK ~ RANCH ~



320± ACRES | \$5,200,000 | PASO ROBLES, CALIFORNIA



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RANCH REAL ESTATE

CENTURY 21
FARM & RANCH.
Hometown Realty

Pete Clark
DRE# 00656930
(805) 238-7110
info@clarkcompany.com
www.clarkcompany.com

Jim Settle
DRE # 01936405
(805) 550-4204
jim.settle@c21home.com
www.jimsettlec21.com

LAS TABLAS CREEK

- RANCH -

13630 Chimney Rock Road | Paso Robles, California 93446



Overview

The serene Las Tablas Creek Ranch is situated on the Westside of Paso Robles and encompasses approximately 320± acres brimming with beauty and tranquility. Teeming with opportunity and potential, Las Tablas Creek Ranch is improved with three residences, pool, tennis courts and impressive equestrian facilities complemented by recreational advantages such as hiking, hunting, and wildlife observation.

The breathtaking scenery and peaceful surroundings make Las Tablas Creek Ranch ideal for a family compound or retreat center with income potential running a small cow-calf herd and/or an event venue.



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www.clarkcompany.com/properties/Las-Tablas-Creek-Ranch/

Location

Las Tablas Creek Ranch is situated at 13630 Chimney Rock Road in Paso Robles—half way between San Francisco and Los Angeles and approximately 20 miles west of Highway 101. Positioned in San Luis Obispo County, Paso Robles is the heart of Central Coast Wine Country. There are at least 15 wineries located within a 10-mile radius of Las Tablas Creek Ranch.

Downtown Paso Robles is located approximately 20 miles from the Ranch, offering amenities and conveniences including shopping, entertainment and restaurants. Lake Nacimiento is positioned a short distance north of the Ranch offering lake recreation including boating, hiking, and camping.

Las Tablas Creek Ranch is a 25±-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport also has a Jet Center and private hangars available for general aviation. About 50 miles south of the ranch is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, and Phoenix, connecting to national and international flights.



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Improvements

The main residence is custom-built adobe, ranch-style home comprised of 3,381± square feet which includes one bedroom, 2.5 bathrooms, an expanded living room, library, office, basement, and three car garage.

Amenities feature a mix of hard wood and flagstone flooring, mahogany interior doors, cedar ceilings, cooking island, built in commercial size refrigerator, built in bookshelves, and three fireplaces.

Boasting tranquil, picturesque views, the outdoor setting offers lush gardens, concrete walkways, custom stone swimming pool and spa, tennis court and cabana.

The main home is complemented by a nearby two bedroom,



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two-bath guest cottage comprising 638± square feet. Each bedroom is complete with its own adobe fireplace.

West of the main residence sits the exquisite, 5-stall horse barn horse barn with second story lounge and covered arena. Located on the first floor are five stalls with custom, wrought-iron doors, a tack room, one half bath, and a veterinarian room with wash area. The second story contains the loft/lounge improved with fireplace, mahogany flooring, an additional bathroom, full kitchen area with storage, and skylights.

The lounge overlooks the adjacent, 150' x 70' covered arena, which is highlighted by intricate, gable-style roofing, intermittent adobe brick walls, built in stereo system, and sky lighting.

Las Tablas Creek Ranch is further improved with shop, barn, caretaker's residence, two wells and 18,000 gallons of water storage.



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Water

Water is supplied to the main residence from two drilled and cased wells, with water stored in an 18,000-gallon concrete cistern.

Septic systems and irrigation pipes are installed throughout the property, as well as a drainage system around the equestrian facilities.



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Las Tablas Creek Ranch comprises 320± acres, zoned Agriculture.

The Assessor's Parcel Numbers (APNs) are 014-282-003, 014-282-012 & 014-282-013.

Property taxes for the 2019/2020 tax year were approximately \$22,000.00.



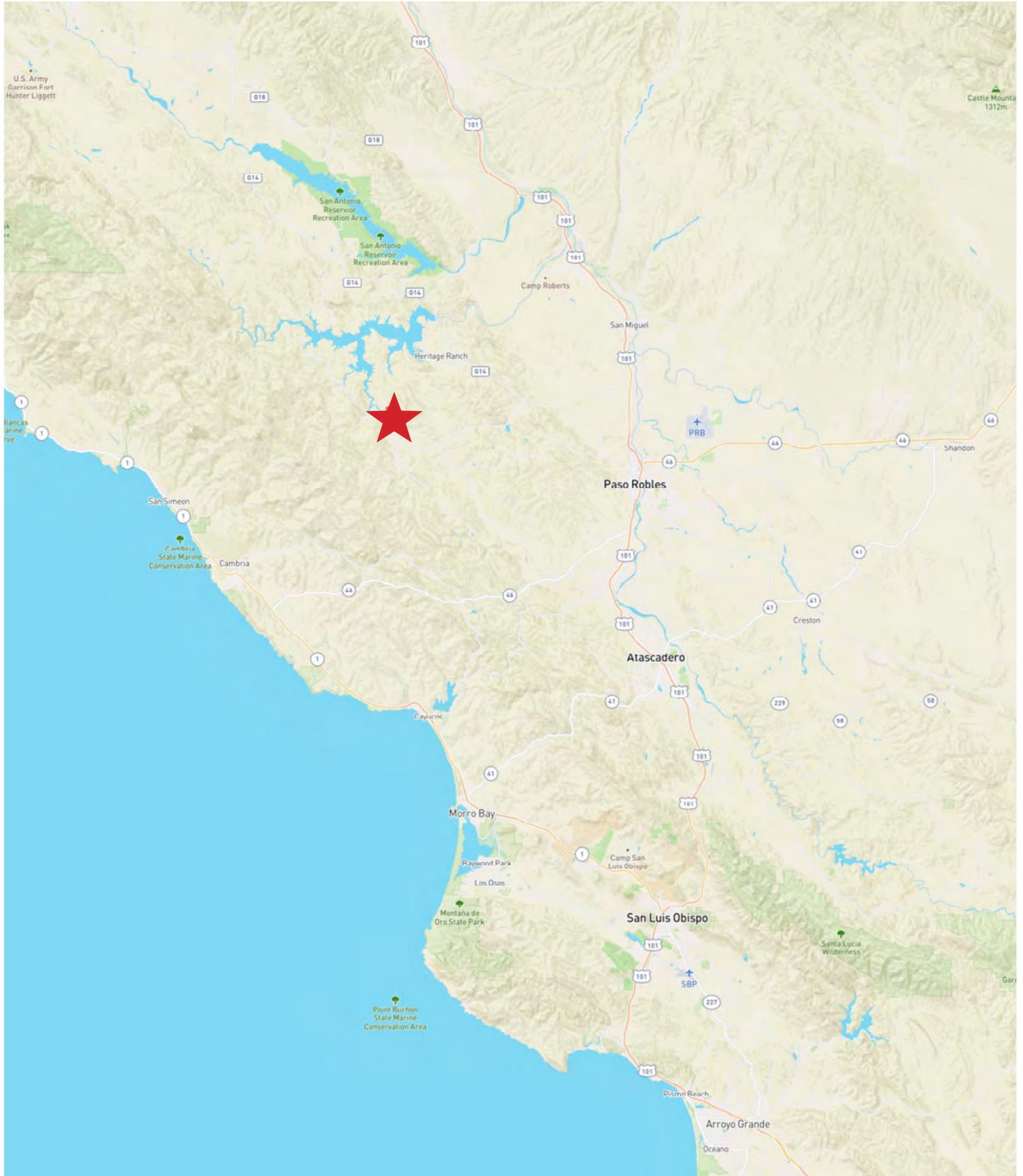
Offered at \$5,200,000

Price

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