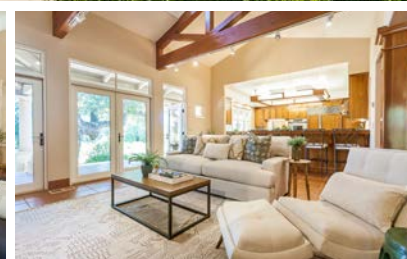
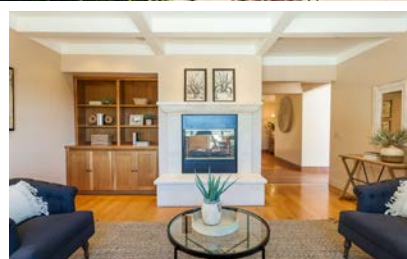


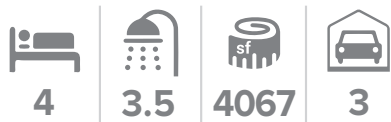
# MAGNIFICENT EDNA VALLEY LIVING



2470 VARIAN CIR.  
ARROYO GRANDE, CA 93420

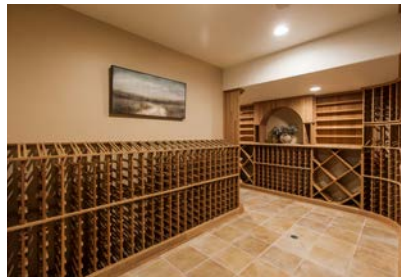
OFFERED AT \$2,100,000

[THEAVENUESLO.COM/PROPERTY/2470](http://THEAVENUESLO.COM/PROPERTY/2470)



**A peaceful wine country paradise** away from it all yet only moments from everywhere you want to be, this custom Varian Ranch estate totals 4,067 sq. ft. with 4 bedrooms, 3.5 bathrooms, a large office, and home gym. Hardwood flooring and custom cherry accents add warmth to complement the generous windows and natural light. Home chefs will love the high-end kitchen with top-of-the-line appliances including Viking cooktop. The spacious Master Suite features a generous walk-in closet, cozy fireplace, and French doors leading to the backyard. Make use of the spacious temperature controlled wine cellar, designed to house an extensive collection of racked wine—with special space for your prized cases. Surrounded by rolling green hills and Edna Valley grapevines, the fenced 1 acre property offers both privacy and luxe community amenities from a Clubhouse, pool, and spa to tennis courts and equestrian facilities. An expansive Central Coast retreat, this desirable Varian Ranch home is the perfect place to call home.



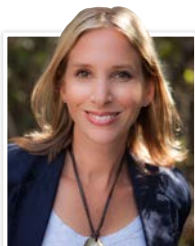


### DISTINCTIVE DETAILS:

- Magnificent Edna Valley location
- Beautiful home set among the rolling hills of Varian Ranch
- Entertainers kitchen complete with dual ovens, Viking cooktop and sub zero refrigerator
- Multiple light-filled entertaining zones
- Cherry cabinetry throughout
- Temperature controlled wine cellar
- Separate office

### OUTDOORS:

- Home sits on close to 1 acre and is surrounded by 3,000+ acres of protected open space
- Charming park-like garden with established trees
- Private heated patio that looks out over rolling hills and vineyards
- Hiking and horse-riding trails
- Cattle grazing nearby
- Varian Ranch shared facilities incl; clubhouse, swimming pool, tennis courts and equestrian facilities



**SACHA STEEL**  
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