

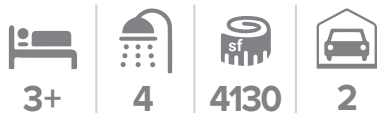
# GARDEN FARMS HISTORICAL COLONY HOME



17490 POPLAR ST, SANTA MARGARITA, CA

OFFERED AT \$935,000

[THEAVENUESLO.COM/PROPERTY/17490](http://THEAVENUESLO.COM/PROPERTY/17490)



**Own a piece of history in Garden Farms!** Magnificent 100 year old historic Colony home on almost 1 acre. Detached guest house (makes a wonderful rental), carriage house (currently used as an office), recently rebuilt barn/garage just under 1,000 sq. ft. (room for 2 cars + large workshop) and upstairs loft with bathroom. House features 3 bedrooms, 2 bathrooms, large bright living room with pellet stove and a formal dining room. Living and dining rooms have 2 sets each of original French doors that open onto the large front porch, perfect to enjoy the microclimate. Original built-in buffet, hardwood floors and remodeled laundry/mud room. Main house and guest house, recently rented for \$3,600/mo. Garden Farms is a unique community that will remind you of the simpler and less stressful lifestyle of yesteryear with a neighborhood newsletter, farmers market, movie nights, holiday parades, potlucks and so much more. This one of a kind house is just down the road from Santa Margarita and only 12 minutes to SLO. Close to wineries, beaches, horse facilities and world class restaurants and all the outdoor activities your heart desires.



## GUEST HOUSE:

- Guest house was the only original Blacksmiths shop
- Remodeled Guest House.
- Features a kitchen, bathroom and wood burning stove
- Barn Door & Covered Front Patio
- Separate Water Meter, propane tank & septic system
- Makes an excellent additional income property

## BARN

- Barn was completely rebuilt in 2012
- Workshop, parking and storage space
- Laundry
- Upstairs living loft space with bathroom, barn door

## CARRIAGE HOUSE

- Original carriage house for the property
- Remodeled in 2002
- Perfect as an office/media room

## OUTDOORS

- Lot is almost one acre/Property is zoned residential agriculture
- Potential for livestock, horses, projects, there's room!
- Located in highly desirable ranch community of Garden Farms
- Neighborhood newsletter, farmers market, movie nights, holiday parade, craft fair & self-appointed mayor
- Moments from downtown Santa Margarita
- 12 minutes to downtown SLO
- Close to wineries, beaches, world-class restaurants



### AMY DAANE

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