



GORGEOUS TEMPLETON RANCHETTE WITH CRAFTSMAN MANUFACTURED HOME



1110 PASEO ALMENDRA,
TEMPLETON, CA 93465

OFFERED AT \$1,048,000

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1826


12.4

Absolutely stunning 12.4 acre property in Templeton with panoramic hillside and vineyard views. Close enough to town, yet so private and tranquil with a fabulous AG well that produces over 100 GPM! Also featuring a 3/2, 2000 square foot manufactured home on a permanent foundation with front and back decks, open concept living, cellar, office space, and built-in brick patio fireplace. This beautiful and functional estate is the epitome of Central Coast living with a powered greenhouse, multiple shade structures, space for all of your agriculture desires, 2 storage tanks, 2 seasonal ponds, a seasonal creek, equipment shed, workshop, livestock shed, large pump house and mini orchard all with an electric gate. Opportunity abounds on this oasis, with an additional building site, RV pad, large front yard and plenty of room for animals and livestock. Situated just 15 minutes from downtown Templeton, close to wineries, dining, and all of what North County has to offer, this is one opportunity you do not want to miss!

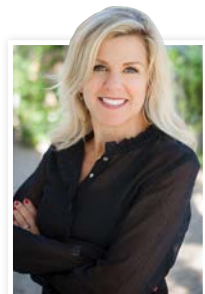


DISTINCTIVE DETAILS:

- Fully gated property with automatic entrance
- Ag well that produces 100 GPM with dual storage tanks and pumps
- Strategically located with privacy, yet with the benefit of neighbors
- Multiple shade coverings, irrigation supplies, livestock pen, workshop & outbuildings
- Craftsman-inspired manufactured home with open living area, game room and cellar
- Master bedroom suite with soaking tub
- Close proximity to town, wineries, restaurants and shopping

OUTDOORS:

- Multiple outbuildings for covered parking, equipment storage and farming needs
- Beautifully situated ranchette with additional building envelope at crest of hill
- Fertile land with access to excellent water supply
- Plenty of room for livestock and agricultural expansion
- Seasonal creek and ponds
- Front yard with large oak tree, deck and outdoor fire-pit
- Covered back porch with deck, vineyard views and dog run



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