



**DACOSSE AND ASSOCIATES**  
**REAL ESTATE**



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***PASO ROBLES ~ CALIFORNIA'S BEAUTIFUL CENTRAL COAST!***

***CAPE COD STYLE WITH A TWIST OF  
CALIFORNIA FARM HOUSE CASUAL ELEGANCE!***

**ON 11+ IRRIGATED VIEW ACRES IN THE BEAUTIFUL RANCHO LA LOMA LINDA  
EQUESTRIAN COMMUNITY; WITH OAKS, WILLOWS, AND A SEASONAL CREEK AT  
THE BACK OF THE PROPERTY.**



**4775 MEADOWBROOK LANE, PASO ROBLES, CA. 93446**

**APN: 042-181-042**

**ACREAGE: 11 + ACRES**

**Zoned: Ag - Agriculture**

**Assessor Use Code: SFR 11-20 (Primary)**

**Paso Robles School District**

**North Cty. Panning area, El Pomar –Estrella Sub area**

**Flags: Kit Fox Mitigation, PRGWB Restrictions**



**Welcome to one of the most beautiful parcels in Rancho La Loma Linda Equestrian Estates.**

A Custom Designed and Built by Seller Single Story Residence; with 3-Bedrooms, 2-Bath, an Office, Formal Dining Room and a 2-Car Detached garage. The Home is Approximately 2,300 Sq. Ft. (including a finished Bonus Room above the garage). The property has an Irrigated Pasture, seasonal creek, a Cattle show barn with a Vet Room, Feed Room and Cold Box, plus corrals with pipe alley to squeeze. If that is not enough; there is also a Hobby vineyard with approximately 60 plus vines.



### **AMAZING VIEWS FROM LIVING ROOM AND KITCHEN**

The Owner/Builder designed the home to capitalize on the amazing views. As you enter the home you are immediately able to see all the way thru to what appears to be a wall of glass opening on to the deck with unparalleled views.



The entry way is flooded with light from the large dormer window. To the right is the Formal Dining room accented with crisp white wood blinds and beautiful wood flooring.



**VIEWS OF THE LIVING ROOM, KITCHEN & FORMAL DINING ROOM**



**THE FIREPLACE & CUSTOM CABINETS, THE KITCHEN WITH PANTRY  
AND THE LARGE LAUNDRY ROOM OFF THE KITCHEN**

From the minute you step into the front door you are immediately struck by the beautiful views thru the open living space. As you enter the comfortable living room which features a wood burning fireplace, custom hearth and surround and is framed by custom glazed cabinetry, again, you are struck by the views!

This living space is open to the elegant casual kitchen, with a large center island and small alcove for cards or dining or just enjoying the view or the activity either inside or outside. The kitchen has quality decorator wall paper, custom glazed cabinets, oil rubbed bronze faucet, Jenn-air gas cooktop, dishwasher, double door refrigerator, microwave and large oven. There is a walk-in pantry, and the large country style laundry area is right off the kitchen with a deep sink, gas dryer, and a door to the covered breezeway which leads to the double car garage.

The Open Concept Living, kitchen entertaining space is highlighted by the wall of glass via the custom Milgard nearly floor to ceiling glass windows and doors, vaulted ceiling and attractive light fixtures and ceiling fans, which are throughout the home.

The flooring in the home is a variety of wood, carpet, tile and vinyl. There is a variety of tile, Italian Tile and tumbled stone in the two baths. The Counters in the kitchen are a solid surface vinyl. The window coverings are also a variety of large Plantation Shutters to wood blinds of various widths depending on the size of the windows. There is also sophisticated wallpaper throughout the home.



### **THE MASTER BEDROOM AND ON-SUITE BATHROOM**

The Master Bath has a soaking tub and walk-in shower and the guest bath has a walk-in shower.



### **SECOND BEDROOM, SECOND BATHROOM AND THIRD BEDROOM**



### **THE OFFICE OFF THE LIVING ROOM AND THE BONUS ROOM**

Off the living room, is the office with double French Doors.

The double car garage is separated from the home by the covered breezeway. There are two electric door openers and stairs leading to the bonus room. It has been finished but the heat and air conditioning have not been done.





**PARTIAL VIEW OF CATTLE BARN FROM BACK DECK  
THE PASTURE AND A PORTION OF THE HOBBY VINEYARD**

The front of the home has a beautiful covered porch and the back of the house has a huge wood deck with a hot tub overlooking the beautiful views, pastures, oaks and cattle.



**WORKING CATTLE CORRAL WITH PIPE ALLEY & SQUEEZE,  
PARTIAL VIEW OF CATTLE BARN AND THE BACK OF THE HOME**

The pasture is planted in the standard grade horse pasture mix sold by Farm Supply. There is a show cattle barn consisting of a Vet Room with sink, a Feed Room, and a Cold Box. Off this area is a covered show corral. Across the pasture along the oak lined Creek are the cattle corrals with oil pipe alley and Powder River Squeeze.

The pasture is divided into three sections with the main line and risers running along the road side of the property. The hand line pipe, cattle pens, Squeeze etc., are included in the sales price.

The Well tested on 8/17/15 by Miller Drilling on a 4-hour pump test with existing 5 HP pump, at an average of 52 GPM. The Well is cased to 400' and the standing level is 100'. There is an Ag Well Meter on Time of Use reduced rate and a domestic meter. (See attached reports).

The Property is well maintained and very private. The home sits on level land which slopes gently to the beautiful green pastures below with views down the valley and towards the oak studded seasonal creek beyond the green pastures. There are beautiful Maple Trees along the driveway as well as Weeping Willows. The property is completely fenced; however no front gate was installed.

This is a gracious open and warm home with a perfect hard to find setting in a beautiful community of lovely homes and a short drive to Paso Robles or Atascadero.

**Information deemed reliable but not verified. Any reference to measurements of any kind is an approximation only. No warranties are expressed or implied and the BUYER IS FULLY RESPONSIBLE FOR VERIFYING ANY AND ALL INFORMATION.**