

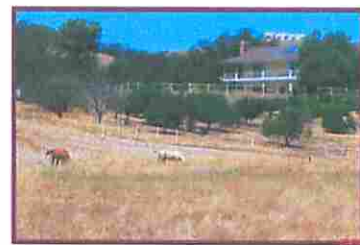
Client Detail with Addl Pics Report

Listings as of 06/01/12 at 2:33pm

Active 09/13/11 Listing # 179584 4774-4776 Ranchita Canyon Rd San Miguel, CA 93451-8511 Listing Price: \$775,000
 County: San Luis Obispo Cross St: Ranchita Vista Map: 325, C3



Prop Type	Residential	Prop Subtype(s)	SFR Stick Built
Area	PR North 46-East 101	Sub-area	PR The Canyons
Beds	4	Approx SqFt	3050 Other
Baths(FTHQ)	3 (2 1 0 0)	Price/Sq Ft	\$254.10
Garage Spaces	3	Lot Sq Ft (approx)	1785960 ((Tax Records))
Year Built	1982	Lot Acres (approx)	41.000
APN	019-011-034		
DOM/CDOM	262/627		





Directions From Hwy 101, E on Hwy4 6 East, L on Airport Road, R on Estrella Rd., L on Pleasant Valley Rd, R on Cross Canyon which becomes Ranchita. Property is on your left across from the air planes.

Public Remark TWO HOMES-Secluded & private from each other; both w/great views. UPPER ~3050 sq.ft.4-Bd.3-Ba LOWER ~1722 sq.ft.3-Bd.2-Ba. See attached docs for more details. Country living but only 15 minutes to town. Main home w/two brick fireplaces + Vermont Wood Stove, huge kitchen w/subzero, custom cabinets huge Corian center island & counters, side door to circle drive for groceries right into huge walk in pantry. Fireplace & French Doors in Master. Eight stall breeze way barn, pipe arena, hay barn, small family vineyard & orchard, shop. Lower Home has beautiful front fenced patio with amazing views, nice size living rm with brick faced fireplace and a Vermont Casting Stove, Another huge custom kitchen with huge windows, amazing Corian Center island, dining area in front of huge picture window, big laundry rm with sink and door to covered porch and attached 2-car garage. Master suite upstairs with large walk-in-closet and claw foot tub. sliders open to balcony with amazing views. **SELLER MAY CARRY**

Structure Under Construction	Attached	Age Restricted	No
General Information	No	Listing Detail	None
Story/Type/Level	2 Story	Stairs to Entry	No
Foundation	Slab	Lot Characteristics	Foothill, Creek/Stream, Level, Upslope, Downslope, Rural Setting, Vineyard, Other Agriculture
Association	No	Optional Services	Horses Allowed
Covered Parking	Detached Garage	Other Parking	Circle, Drive Space, RV
Site Improvements	Paved Streets	Rooms	Dining Room, Den/Lib/Stud, Office
Appliances Included	Oven/Range-Electric, Elec Cooktop, Satellite Dish/Contr, Dishwasher, Refrigerator, Trash Compactor, Washer, Dryer, Solar Water Heater, Reverse Osmosis	Flooring	Carpet, Vinyl/Linoleum, Wood
# of Fireplaces	3	Type of Fireplace	Free Standing, Wood Stve In, Wood Burning, Brick/Stone, Living Room, Master Bedroom
Laundry	Laundry Rm/Inside, Gas Hookup, Electric Hookup	Interior Features	Pantry
Room Information	In Kitchen, Breakfast Area, Breakfast Bar	Exterior	Wood Siding
Dining Room Desc	Yes	Roof Description	Comp Shingle
Additional Information	Patio, Patio Covered, Horses Allowed, Fenced, Horse Facility	Additional Buildings	Tool Shed, Workshop, Barn, Other
Well	Hill/Peak/Mnt, Valley, Panoramic	Heating	Forced Air, Bottled Gas
Exterior Features	Well Individual, Septic	Green Ratings	Unknown
View	Central Air		
Sewer and Water	Unknown		
Air Conditioning			
Green Features			
Green Features			

Renewable Energy

Unknown

Presented By:

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U.S. Patent 6,910,045

