

2375 Corbett Canyon Road

Property Details

Beautiful Country French Estate located on 40 acres in the heart of Edna Valley. Elegant, peaceful, private hilltop setting with mature Oak Trees and expansive views

General-

- Built in 2002
- 4 bedrooms, office, 7 bathrooms, Approximately 5,000 sq. ft. of Living
- Dramatic 16th Century Mahogany Antique Front Doors
- Four car garage with additional 2,200 sq. ft. basement area
- Expansive 9-18 foot ceilings throughout
- 40 acre parcel with sweeping views
- Suitable for second dwelling and room for barn
- Private oak studded hilltop property

Interior Features-

- Travertine Flooring throughout
- French Doors
- Sierra Pacific Wood casement and Aluminum-clad windows throughout
- Vaulted Ceilings
- Open floor plan
- Beamed Ceilings

Kitchen-

- Granite Countertops with Travertine Flooring
- Custom Island with seating
- SubZero Refrigerator
- Wolf 4 burner with griddle and large convection oven
- Thermador Stainless Steel warming drawer
- Thermador built in microwave & convection oven
- Stainless Steel Bosch Dishwasher
- Large pantry
- Recessed lighting
- Breakfast Nook
- Multiple work stations

Family Room-

- Open to the kitchen
- High efficiency wood burning fireplace with custom antique mantel and mirror
- French doors
- Expansive Views

Laundry-

- Adjacent to kitchen
- Built in cabinetry and desk with abundance of storage
- ½ bath off the laundry room
- Plumbed for future sink

Formal Dining-

- Expansive 14 foot ceiling
- Large windows that feature the vineyard views

Formal Living Room-

- 18 foot ceilings with exposed beams
- High efficiency gas burning fireplace with marble detail and wooden mantel
- Custom built in bookshelves
- Area plumbed for future wet bar of the living room
- Three sets of 8 foot double French doors open to the backyard

Master Suite

- Exposed wood beam ceilings
- French doors leading to the backyard
- Large walk-in closet
- Dual sinks and vanity
- Granite countertops
- Oversized soaking tub and separate shower
- Large library and office near the master Suite

Guest Suite-

- Large 900/sq. ft. finished space above the garage
- Half bath plumbed for tub/shower
- French doors that open to a private deck that overlooks the mountain and vineyards
- Vaulted ceiling

2nd Story-

- Two Bedrooms with private full bathrooms and soaking tubs
- Travertine flooring
- Carpeted bedrooms with large walk-in closets
- Vaulted ceilings and sky lights
- Incredible views

Utilities-

- Large lawn areas in front and back yard
- Over 20 Apple, Cherry, Peach, Almond, Citrus, Persimmon and Fig trees
- Italian Cypress Trees line the driveway
- Landscaped areas have drip irrigation
- Lavender and rose bushes
- Dual zone heating system
- 40 GPM from the well (abundant water)
- 12,000 gallon storage tank
- Central Vacuum System
- Kitchen is built for a future dumbwaiter from the garage
- Fire sprinklers

Represented by:

Kristi Donati- 805.459.3099 | Paula Patterson- 805.459.8555

Patterson Realty | 444 Higuera Street, Third Floor, San Luis Obispo, CA 93401

www.EdnaValleyEstate.com