

Winery & Vineyard Estate

84 +/- Acres Paso Robles, California

presented by
Pete Dakin, Carolyn McNairn and Devon Pitts



RE/MAX
Parkside Real Estate



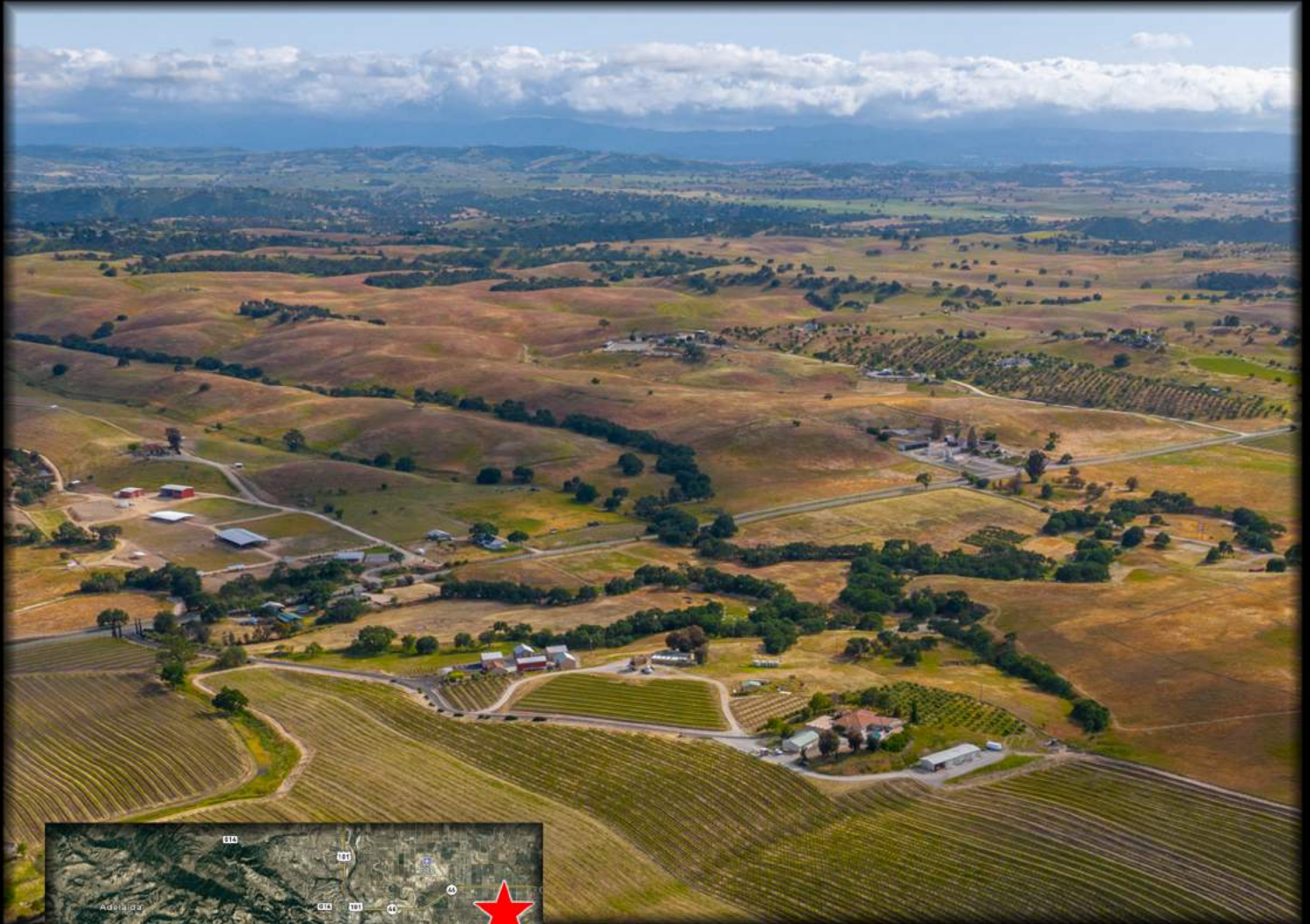
All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.

Aerial Map



All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.

Property Details



- ◆ 84 +/- Acres
- ◆ Zoned Ag
- ◆ Williamson Act Contract
- ◆ Estate Home: 3 BD, 3 BA
- ◆ Guest Apartment with Attached Garages
- ◆ Workshop: 3,000 +/- sf
- ◆ Manufactured Home: 4 BD, 2 BA
- ◆ Barn Style Home: 1 BD, 1 BA
- ◆ Winery:
 - Fermentation Building: 1,000 +/- sf
 - 3 Barrel/Case Goods Buildings (1,008 +/- sf each)
 - Covered Crush Pad: 930 +/- sf
- ◆ Tasting Room: 1,008 +/- sf
- ◆ Vineyard: 57 +/- acres
- ◆ Paso Robles AVA
- ◆ Olive Orchard 1.4 +/- Acres
- ◆ 2 Wells

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



This incredible winery and home sit on 84 +/- beautifully maintained acres in the coveted Paso Robles AVA. This bountiful property, covered by a Williamson Act contract, offers a boutique Winery, Tasting Room, 57 +/- acre vineyard, lovely Estate Home and 3 additional residential units. The Winery consists of 3 barrel/case goods buildings, a fermentation/tank building with wine lab and restroom and a large covered crush pad. Next to the Winery is the charming Tasting Room with custom built bar, open concept area,

delightful outdoor seating area and wonderful views of the vineyard. There are 12 varietals planted; 4 Bordeaux, 2 Burgundy, 3 Spanish, 2 Italian and 1 French. Cabernet Sauvignon, Malbec, Petit Verdot, Petite Sirah, Primitivo, Tannat and Albarino are some of the varietals you will find growing in the well-maintained vineyard. In 2023, revenue from the vineyard and wine sales are projected at \$800,000. Award winning wines and 10,000 case production! The owners make their estate grown cold pressed 100%

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



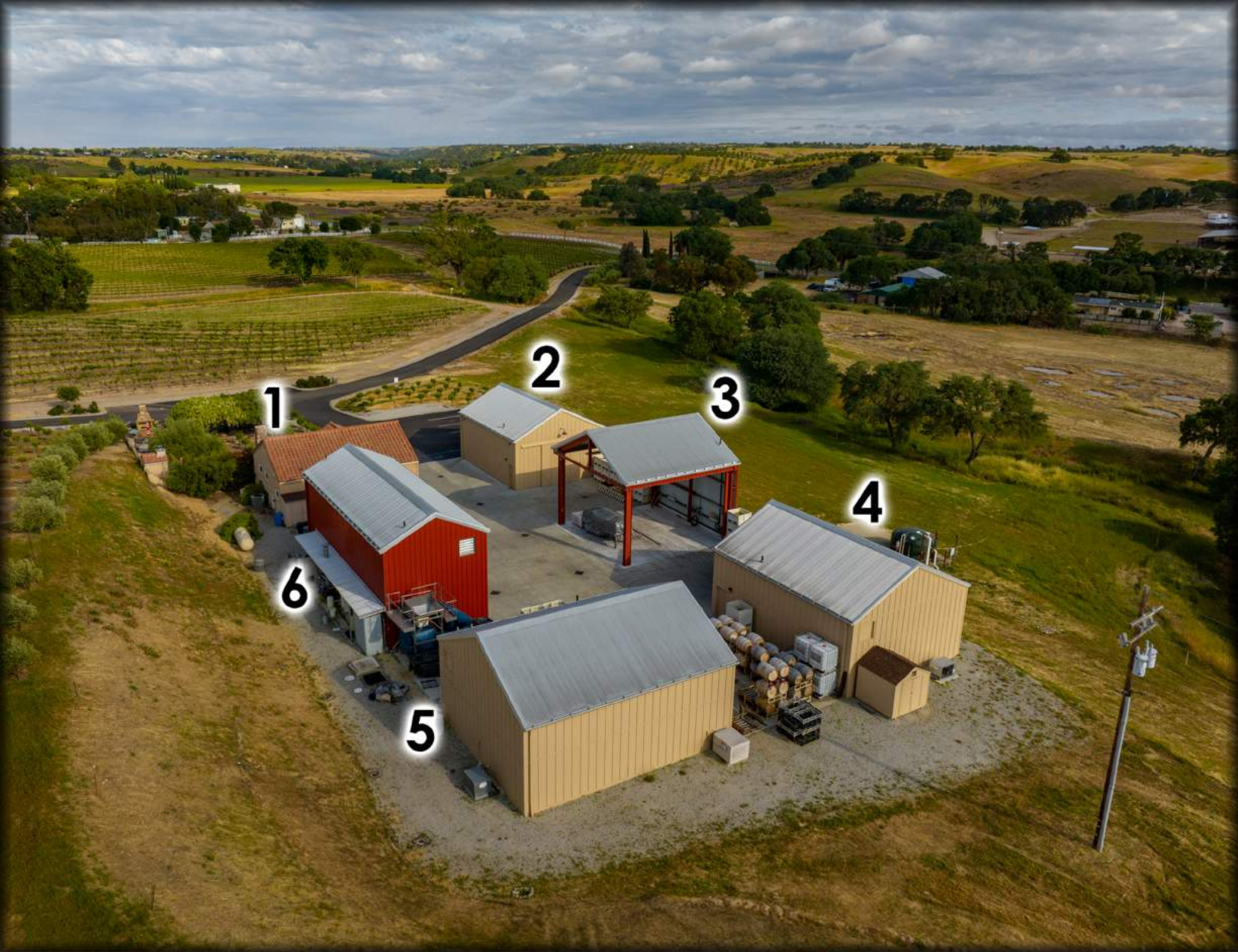
extra virgin olive from the 1.4 +/- acres of Olive Trees. The Estate Home is single story, 2,736 +/- sf with 3 BD, 3 BA and consists of an owner's suite, custom cabinetry throughout, inground pool and covered outdoor entertaining area. Close to the Estate Home you will find the 768 +/- sf Guest Apartment with attached garages. Closer to the Winery/Tasting Room sits the 1,782 +/- sf 4 BD, 2 BA Manufactured Home, the barn-style home with garage and 1 BD, 1 BA below and kitchen upstairs, perfect for housing guests. The

property also includes the impressive 3,000 +/- sf Workshop ideal for storing farm equipment and toys. This is both an incredible investment opportunity and an amazing place to live and enjoy the wine country experience.

Offered at:

\$5,500,000
(NS23083269)

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



1. Tasting Room



- ◆ 1,008 +/- sf
- ◆ Custom Built Tasting Bar
- ◆ Gas-log Fireplace
- ◆ Patron's Restroom



- ◆ Custom Built Cabinets
- ◆ Outdoor Lounge/Patio: 896 +/- sf:
Fireplace, Wood Fired Pizza Oven
- ◆ Secondary Patio: 360 +/- sf

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



2. Barrel/Case Goods

- ◆ 1,008 +/- sf
- ◆ 2" x 8" Wood Frame Construction
- ◆ 14 ft High Eaves, Exposed Ceilings
- ◆ Metal Roof

- ◆ Climate Control Refrigeration Chiller Fans
- ◆ 12 ft High Metal Roll Up Door - Double Barn Door Covers



3. Covered Crush Pad

- ◆ 930 +/- sf
- ◆ Steel Construction Canopy
- ◆ 3 Open Walls and One Enclosed
- ◆ Grape Crush

- ◆ Wine Press
- ◆ Sorter
- ◆ Other Wine Making Equipment

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



4. Barrel/Case Goods

- ◆ 1,008 +/- sf
- ◆ 2" x 8" Wood Frame Construction
- ◆ 14 ft High Eaves, Exposed Ceilings
- ◆ Metal Roof
- ◆ Climate Control Refrigeration Chiller Fans
- ◆ 12 ft High Metal Roll Up Door - Double Barn Door Covers



5. Barrel/Case Goods

- ◆ 1,008 +/- sf
- ◆ 2" x 8" Wood Frame Construction
- ◆ 14 ft High Eaves, Exposed Ceilings
- ◆ Metal Roof
- ◆ Climate Control Refrigeration Chiller Fans
- ◆ 12 ft High Metal Roll Up Door - Double Barn Door Covers

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



6. Fermentation/Tank Building

- ◆ 1,000 +/- sf, Restroom
- ◆ Metal Siding with 22 ft Eaves
- ◆ Metal Roof, Two 14 ft Roll Up Doors
- ◆ Tank Glycol System, Wine Lab

- ◆ Night-Air/CO2 Ventilation
- ◆ Behind is the 172 +/- sf Concrete Slab with Boiler & Water Pressure System



Vineyard

- ◆ 57 +/- Acres Planted
- ◆ 12 Varietals Planted; 4 Bordeaux, 2 Burgundy, 3 Spanish, 2 Italian & 1 French
- ◆ Cabernet Sauvignon, Malbec, Petit Verdot, Petite Sirah, Primitivo, Tannat, Albarino, Tempranillo, Mourvedre, Aglianico, Grenache Noir & Cabernet Franc

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



Estate Home

- ◆ 2,736 +/- sf, Single Story, 3 BD, 3 BA
- ◆ Built in 1990/1991, 3 Car Garage
- ◆ Owner's Suite
- ◆ Custom Counters, Island Cooktop

- ◆ Oak Wood Flooring Throughout
- ◆ 560 +/- sf Covered Outdoor Patio with Woodburning Fireplace
- ◆ In Ground Pool, Built In BBQ



Guest Apartment with Attached Garages

- ◆ 768 +/- sf Living Area
- ◆ Two Garage Areas: 432 +/- sf & 510 +/- sf
- ◆ Small Kitchen, 2 BD, Office, 3/4 BA

- ◆ HVAC System
- ◆ Wood Frame Construction
- ◆ T1-11 Exterior Siding, Composition Shingle Roof

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



Manufactured Home

- ◆ 1,782 +/- sf, 4 BD, 2 BA
- ◆ Year Built/Installed: 1990
- ◆ Wood Frame Construction on Pier Foundation

- ◆ Kitchen, Living Room, Dining Room
- ◆ T1-11 Exterior Siding
- ◆ HVAC System



Barn Style Home

- ◆ 1,152 +/- sf Total, Two Stories
- ◆ 882 +/- sf Living Space
- ◆ 1 BD, 1 BA Downstairs
- ◆ 270 +/- sf Attached Garage

- ◆ Upstairs - Kitchen
- ◆ Reinforced Concrete Slab
- ◆ Wood Frame Construction
- ◆ HVAC System

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.

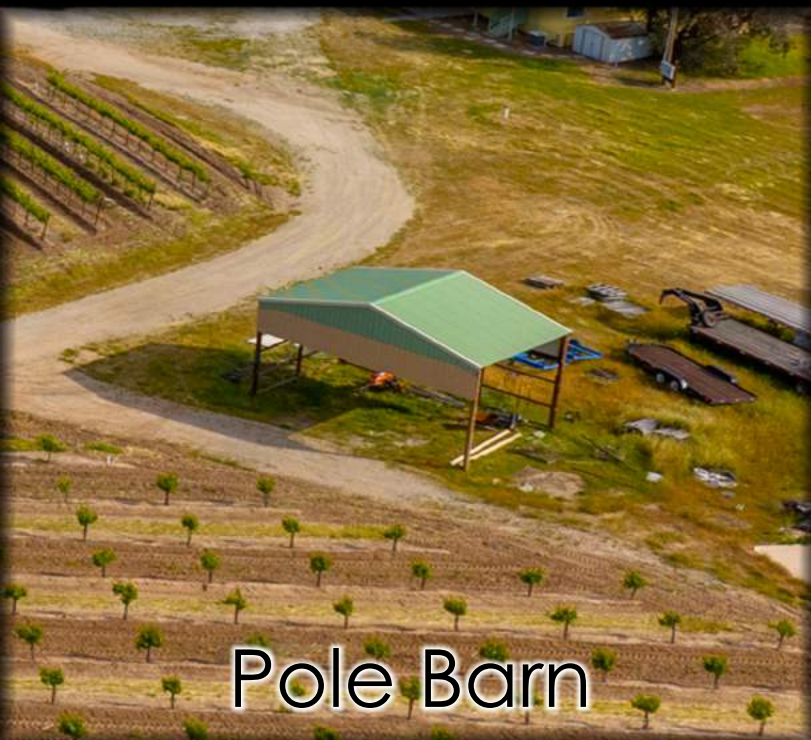


Workshop



- ◆ 3,000 +/- sf, Built In 2009
- ◆ 3 Metal Roll Up Doors, 14 ft Eaves
- ◆ Clear Span Steel Construction, Reinforced Concrete Slab

- ◆ Metal Exterior Siding, Metal Roof
- ◆ Farm Equipment Storage Area
- ◆ Open Concrete Area with Floor Drain, Overhead Water Service



Pole Barn

- ◆ 600 +/- sf, Gravel Floor
- ◆ Pole Construction, Metal Exterior Walls, Metal Roof



Olive Orchard

- ◆ The Owners Make Cold Pressed 100% Extra Virgin Olive From the 1.4 +/- Acres of Olive Trees

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



Water

◆2 Wells:

Irrigation: 950' Depth, 75 HP Pump
(Est. 200 - 300 GPM)

Domestic: 750' Depth, 3 HP Pump

◆4 Storage Tanks

◆4,000 +/- Gallons of Water Storage
for Domestic & Fire Suppression



All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



◆In 2023, revenue from the vineyard and wine sales are projected at \$800,000

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.

Topo Map



All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.



Supplements

Video

Website



RE/MAX
Parkside Real Estate

Pete Dakin
805-610-3931
BRE# 00853846

Carolyn McNairn
805-674-2117
BRE# 00839787

Devon Pitts
805-674-3771
BRE# 02040096

711 12th Street, Paso Robles, CA 93446 | 805.239.3310

More Information Online at: www.passoftheoaks.com

Each office independently owned and operated

All information provided for advertising and marketing is thought to be from reliable sources, this information is not verified and is not guaranteed. Buyer agrees to verify all information prior to purchase.