



THE WINE COUNTRY TEAM
OF RE/MAX PARKSIDE REAL ESTATE

Presented By:

Wade Taylor Lic# 007783476
wade@prlandman.com 805-550-1078

Alicia DiGrazia Lic# 01427039
pasoregal@gmail.com 805-835-3373



10.8+/- Acres, Running Deer Road, Paso Robles CA 93446



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Property Description

Description: Private lake getaway, including the toys, all you need is your overnight bag! 10+/- acres in Running Deer Ranch on Lake Nacimiento offering stunning views of the hills surrounding Tablas Creek. The land is thoughtfully developed with a guest RV parking space near Running Deer Road as well as the boat parking. The RV, patio and firepit are nestled along the hillside offering the utmost privacy and are intended to be included in the sale.

Location: The land is located approximately 1.7 miles from the Running Deer Ranch gate. Running Der Ranch. The property is approximately 25 miles (45 minutes) from downtown Paso Robles, and 15 minutes past Justin Winery.

Acreage: The land is approximately 10.8 acres according to County Parcel Maps; the assessor parcel number is 080-053-017

Access: Property is accessed via Running Deer Road, an HOA maintained Road.

Water: The property has one well with a 5,000-gallon storage tank.

Improvements: The property has been improved with a graded and compacted areas including driveway, parking area, prospective homesite, guest RV parking area. Underground water and power to the accessible areas of the land.

Zoning: Agriculture

Price: \$285,000

Information deemed reliable but not guaranteed



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Personal items included in sale:

- 1996 Yamaha Wave Rider with Trailer, (white and yellow)
- 1992 Tracker 22' Party Barge Pontoon, 90hp Johnson
- Pontoon Trailer, complete upholstery redone, new Biminis (?)
- 2006 Yamaha 450 Wolverine 4x4 auto (white)
- 2010 Yamaha 125 Grizzly Auto (Green)
- 2008 Polaris 200 Phoenix Auto (Red)
- 2005 Polaris 200 Phoenix auto (Blue)
- 2013 6' Utility dump trailer
- 2011 Jayco Jayflight 38' Model 36 BHDS Travel Trailer, sleeps 10, air conditioned, heated, two large slide outs, full size refrigerator, patio sliding door, 2 exit doors. (Comes stocked with kitchen utensils, dishes), stove, oven, microwave. Purchased new in 2012 \$24,000
- Madera HD Steel carport over the trailer and redwood deck with ceiling fans and electrical.
- Madera HD Steel Carport boat house

Upgrades and property improvements

- Guest RV parking with hookups
- 700-gallon septic system with 100' leach field
- 200-amp underground power to all areas of the property.
- 2" water line, underground to all areas of the property.
- Open 200-amp meter box for future use
- Entire graded area compacted, and lime rocked
- The trailer outdoor shower enclosure drains to leach field.



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Aerial Map



This map is not a survey and should be used for reference only.



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3D Aerial Map

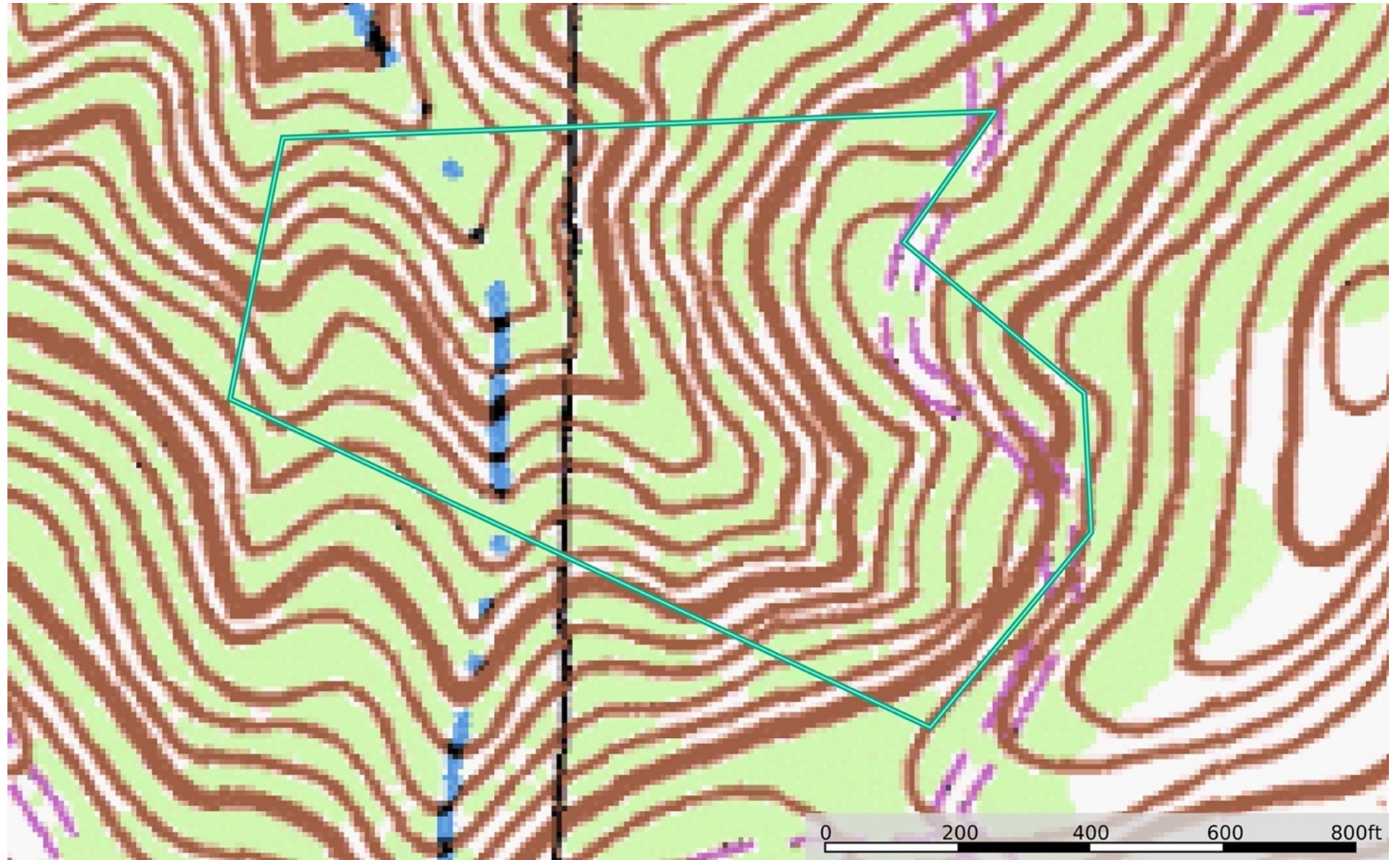


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Topo Map



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