

**3940 Gruenhagen Flat
Paso Robles**

**3243 Sq Ft Total
8.83 +/- Acres**

Custom Home

Main Home – 2571 Sq Ft, 3 Bedrooms with 3 Ensuite bathrooms

Oak Wood and Travertine Tile Flooring

10 ft ceilings

Exterior Doors/Windows - Wood/Clad Aluminum - 8 ft Doors – Sierra Pacific

Indoor doors – solid core oak wood

Travertine Tile in bathrooms with granite surfaces

Restoration Hardware cabinetry in bathrooms

Gourmet Kitchen -

Granite countertops, custom cabinetry with self-closing doors and drawers, stainless steel appliances; 6 burners + griddle stove, double oven, pot filler, European plaster finish on range hood, wine refrigerator in butler's pantry

Living Room – European plaster finish on wall, propane fireplace

Pantry and Laundry room

Guest Home – 672 Sq Ft with one bedroom, bathroom, living space and kitchenette.

Plumbed for propane if a stove/oven is desired.

Garage – 2 car tandem - Insulated, mini-split A/C and heat (currently used as artist's studio)

Chef's Garden - Orchard with lemon, naval & blood oranges, mandarin, white table grapes, red table grapes, peach, apricot, plum, strawberries, herbs – lavender, rosemary, bay leaf, sage plus raised beds for annuals

Private Well, Septic, Propane