

7975 Nacimiento Lake Drive, Paso Robles CA 93446

Property Information & Infrastructure Overview

This property offers a unique blend of privacy, functionality, and flexibility across a diverse landscape. Below is a comprehensive overview to help guide your understanding of the property's infrastructure and future potential.

Utilities & Operational Details

- **Owned Solar**
The property is equipped with solar, with an annual true-up cost of **less than \$1,000**, offering meaningful long-term energy efficiency.
 - **Propane**
Propane tanks are **leased through Suburban Propane**, at approximately **\$50 per tank annually**.
 - **Garbage Service**
Trash service is available with **roadside pickup**.
 - **Mail Delivery**
The property includes a **dedicated mailbox** for standard delivery.
 - **Internet** - Starlink, \$120/month
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Access & Easements

- **Easement Road**
There is an existing easement road that is **very lightly used**, typically fewer than five times per year, providing minimal impact on privacy.
 - **Utility Easements**
A **SoCalGas easement** is present and will be fully outlined in the preliminary title report.
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Water & Septic Systems

- **Water Source**

The property is serviced by **one well**. There is no production report currently available.

- **Septic Systems**

There are **three separate septic systems** in place:

- Main residence
 - Granny flat
 - Campground area
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Land, Terrain & Usability

The property features a mix of flat areas and rolling to steep terrain, creating a dynamic landscape suited for a variety of uses.

- **Fencing**

The property is **not currently fenced**

- **Usable Acreage**

Usability varies depending on intended use:

- **Grazing (cattle):** Most of the land is functional
 - **Recreation (hiking, biking):** Fully usable
 - **Residential building:** Select flat areas are ideal
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Additional Building Opportunities

There are multiple potential building sites across the property, offering flexibility for expansion or compound living:

- **Campground area**
- **Shooting range area**
- **Additional flat site within the shooting shed paddock**
(Accessible by continuing straight past the gate rather than following the main road)

These areas present excellent opportunities for guest homes, recreational structures, or future development, subject to county approvals.

Additional Notes

- **Pest Inspection**
No repairs have been completed from the Brezden Pest Inspection report at this time.
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Overall Opportunity

This is a property that truly needs to be experienced in person. With multiple potential homesites, diverse terrain, and established infrastructure already in place, it offers a rare opportunity to create a private compound, recreational retreat, or working rural property tailored to your vision.