



**PATTERSON
REALTY**

A distinguished member of
Leading REAL ESTATE
COMPANIES
OF THE WORLD™

2800 San Fernando Road
Atascadero, CA
www.2800SanFernando.com



PROPERTY FEATURES

Remarkable gated Tuscan estate in west side neighborhood of Long Valley Ranch. Private & lush, home is situated on 2.96 acres of lovingly tended gardens. Main home is 4 beds/3 baths, a spacious 3434 sq. ft. w/additional guest quarters/art studio of 900 sq. ft.

Stunningly sophisticated yet warm & comfortable w/soaring ceilings & elegant windows that take full advantage of the lovely setting in all directions. Main floor is a large guest room, bath, formal dining & living rooms & open plan kitchen & family room w/bright & cheery eat-in area, pantry, breakfast bar, fireplace, all opening to private patio area perfect for summer evenings.

Above is the master suite w/ two balconies, fireplace, jetted spa tub, double shower, vanities w/granite counters, skylight & incredible walk in closet w/built in storage & two generous bedrooms, full bath, skylights & plenty of light from well-placed windows.

Outdoor living is easy w/ Hearst Castle inspired salt water pool, seating area, fireplace, cabana, outdoor shower, sound & fiber optic light systems & set up for an outdoor kitchen & TV. Secluded sanctuary w/seasonal creek, shady glen for wildlife viewing, waterfall, koi pond, veggie garden, chicken coop, large workshop, garden shed. Ancient oaks, stately palms, redwoods, olive trees & mature landscaping in a spectacular setting. Room for vines, RV or boat & still plenty of room to roam

Offered at \$1,225,000



WE'RE LOCAL
WE'RE GLOBAL™

Nancy Heins - Broker/Associate CaIBRE #01757840
(805) 458-3583
nancy@nancyheins.com
www.nancyheins.com