



6996 Creston Road

Paso Robles, CA

APN 035-081-003 and 035-091-007

Overview of Property Offering

- 130 Acres, Zoned Agricultural
- Entirely Deer Fenced with a custom security gated entry and 2nd service gate entrance
- 4395 Sq Ft Custom Home perched on top of the hill with panoramic views overlooking the vineyard and beyond
- Williamson Act
- Permitted for a 5,000 case Winery with 6 Events – issued, but not finished
- 3 Certificated Parcels
- 38 +/- Acres of Premium Wine Grapes
 - Merlot, Syrah, Petite Sirah, Mouvedre, Grenache, Zinfandel
 - Managed by Mesa Vineyard Management
 - Highly profitable vineyard income each year
- 1 acre +/- of olive (50 Mission), almond, fruit trees
- Ag Well – 650 Ft Deep – Tested annually by vineyard management company
- 2000 Sq Ft Metal Barn (permitted as the winery building) – Containing an office with heating/AC, an air conditioned wine closet
- 1500 +/- Sq Ft Wooden Barn next to original homestead
- Original homestead on lower part of property near Creston Road dating back to 1930 – Approximately 1500 sq ft, 2 bedroom, 1 bathroom

Main Residence

Elegant yet rustic Custom Residence Built in 2008 consisting of 4395 Sq ft +/-, Designed by Karen Armitage of Armitage Images. Built by Charlie Main, owner of The Main Company

- 3 Bedrooms, 4 1/2 Bathrooms, office
- The Master Suite is a private retreat with a unique octagonal shape cupola maximizing vineyard views, gas fireplace and built in cabinetry.
- The Gourmet Kitchen includes custom cabinetry, granite countertops, farm sink, large center island with 2nd prep sink and built in butcher block, 2 ovens, a warming drawer, microwave, dual dishwashers, cabinet covered refrigerator and a large pantry
- The Great Room boasts a soaring 24 ft ceiling where four gables are crowned with a cupola. The room has a wall of floor to ceiling doors that open up to a grand patio that pulls in the amazing vineyard views to the south. This is ideal for entertaining.
- There is an energy efficient, wood burning fireplace in the Great Room which is built into a massive surround of Veneto fieldstone extending up to the grand ceiling.
- Richly stained concrete floors and beams made of salvaged Douglas Fir – over 100 yrs old
- Custom features throughout home – including a wrought iron staircase that was thoughtfully placed in the great room as a graceful transition between entertaining spaces
- Study overlooking great room from the 2nd floor
- Large Family room on 2nd floor which could be used as a guest suite with a 3/4 bathroom
- Large oversized finished 2 car garage
- Enclosed room suitable for Wine Cellar with speaker system and plumbed for a sink
- Bar situated in Great room for entertaining with sink and refrigerator with ice maker and copper countertop
- Surround sound system in all entertaining areas inside and outside
- Sunrise and Sunset Views over Paso Robles Wine Country

Outdoor Features

- Outdoor kitchen under a lovely pergola, including a wood burning Pizza Oven, 2 burner Gas range, 3 burner gas BBQ and a sink with disposal
- Outdoor wood burning fireplace with sitting area under a lovely pergola
- Bocce Ball Court with covered shade area and plenty of space for entertaining
- Exquisite landscaping done by D'Alfonso's Landscape
- Extensive Patio cover and large concrete patio leading to a nicely manicured landscape including lawn and walking paths meandering through gardens and down to the vineyard



Brohaugh Vineyards

BrohaughVineyards.com

38+/- Acres of Premium Wine Grapes

Varietals Grown (planted in 2008/2009)

Grenache	5 acres
Merlot	16 acres
Mourvedre	.5
Petite Sirah	10
Syrah	6
Zinfandel	.5

General Vineyard Income Overview (\$1500/acre average for last 4 years)

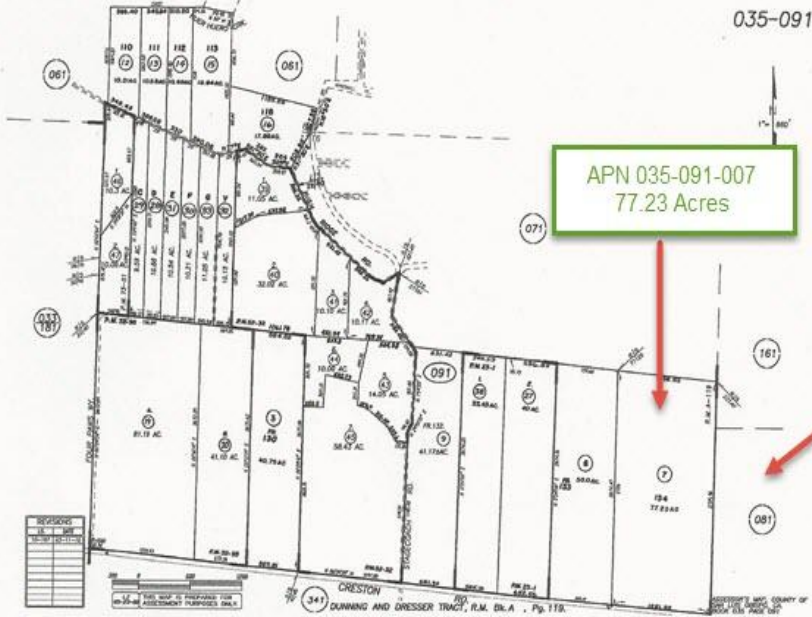
	Yield	Gross Income	Farming Cost	Profit
2012	178.8 Tons	\$251,993	\$174,075	\$77,018
2013	229.8 Tons	\$302,425	\$167,259	\$135,166
2014	154.7 Tons	\$215,797	\$159,500	\$56,297
2015	148.7 Tons	\$236,575	\$171,188	\$65,387

Specific Vineyard Financials Available Upon Accepted Offer. There are no signed long term contracts at this time – historically all grapes have been sold. Mesa Vineyard Management manages the vineyard.

APN 035-081-003
52.67 Acres



APN 035-091-007
77.23 Acres



Where other APN
matches up

