

2023 Twelve Oaks Dr

Paso Robles CA 93446



THE WINE COUNTRY TEAM
OF RE/MAX PARKSIDE REAL ESTATE

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2023 Twelve Oaks Drive, Paso Robles

Property Highlights:

- 2,177+/-sf Manuf. Home
- Three bedrooms, two bathrooms
- 20+/- acres (4-10 acre parcels)
- Winery and Tasting Room
- Permit to produce 15,000 cases
- Additional Insulated Storage
- 1,100+/-sf Tasting Room
- 1,280+/-sf and 2,500+/-sf insulated storage buildings

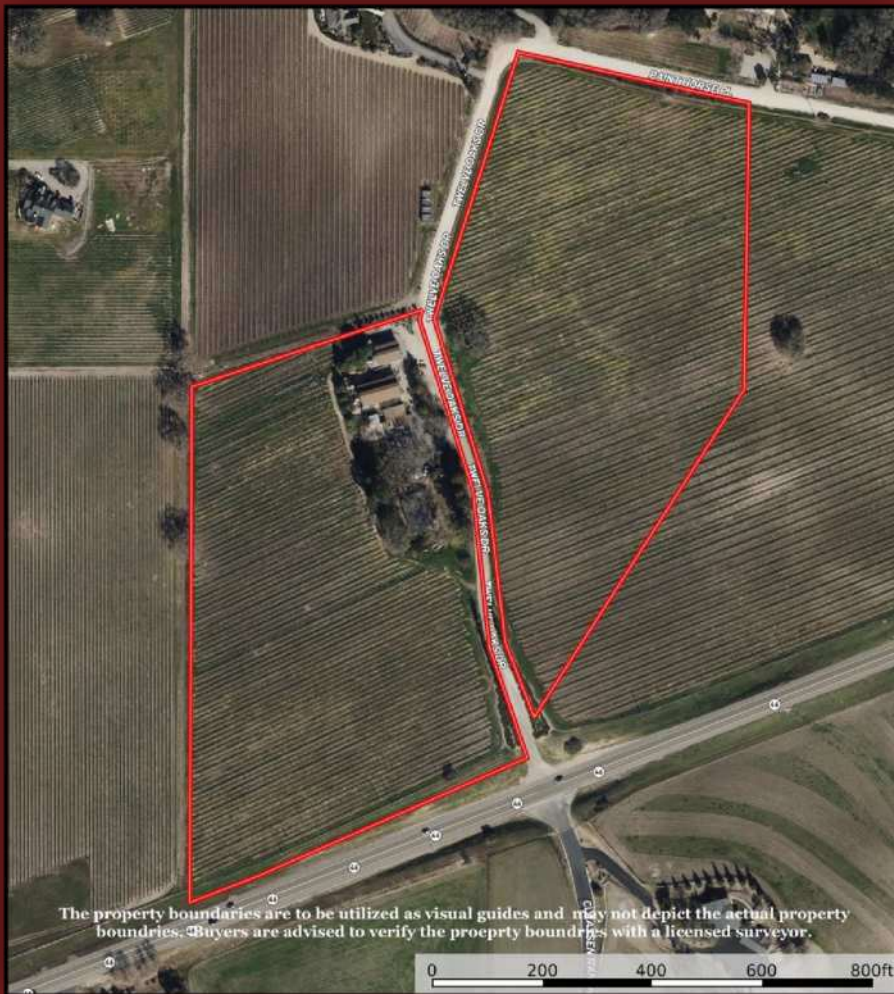


This property offers the first winery and tasting room along Highway 46 West in the Templeton Gap AVA. The 40-acre estate can be purchased as a whole or as one of four individual parcels. The land fronts Highway 46 West, with 36 acres planted with Malbec, Cabernet, Barbera, Merlot, and other varietals.

The winery includes a tasting room, production and storage buildings, and beautifully cultivated vineyards along the scenic highway. The 2,100-square-foot residence is also situated on a knoll, providing stunning views of West Templeton and the Santa Lucia Mountains.

This three-bedroom, two-bath home features an open-concept living area, a stacked stone fireplace, engineered reclaimed barn wood flooring, and much more. The 12' x 60' deck is an excellent outdoor entertaining space.





Some believe this location served as the headquarters for the original Spanish land grant, though that remains unconfirmed. The winery has been operational for approximately 27 years and has a use permit for a 15,000-case capacity. The tasting room itself is about 1,100 square feet, complete with a bar area, a retail space, seating for tastings, and an ADA-compliant bathroom.



Outside, you will find two insulated production and storage buildings featuring a backup generator, measuring approximately 2,500 square feet and 1,280 square feet, respectively. The property is equipped with an 8-inch well with a 30-horsepower variable pump, a filtration system, and an irrigation well. Please note that the equipment and labels are not included in the sale.



The property consists of four legal parcels that can be purchased together or separately. It is located on the west side of Paso Robles, close to town and minutes from the community of Templeton. Three of the four parcels are planted, the fourth parcel includes the house, winery, and tasting room. Well installed, power near.

\$1,000,000 (each)- Vacant Land Parcel with Vineyard (2 available)

\$4,000,000- House, Winery, Tasting Room and 20 acre property



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Mitch Culver
Broker Associate
805-459-8020
mitch@mitchculver.com
Lic# 892595

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