

# \$4,500,000 - 2867 Township Road, Paso Robles

MLS® #NS24240552

**\$4,500,000**

6 Bedroom, 5.00 Bathroom, 6,089 sqft

Residential on 80 Acres

PR Rural West(250), Paso Robles,

Premier Vineyard with boutique winery, estate home and charming farm house in Paso Robles Willow Creek AVA. Located in the coveted Willow Creek AVA, 2867 Township Road offers an extraordinary opportunity to own an 80-acre vineyard estate blending natural beauty, historic charm, and modern amenities. With 28 acres of producing vineyards, a custom-built main house, remodeled farmhouse, and bonded winery facility, this wine country property is ideal for winemakers and investors alike. **Expansive Home with Vineyard Views:** Built in 1988, the 4,900 sq. ft. main house balances timeless design with modern comforts. It features 4 bedrooms and 4 bathrooms, including a spacious primary suite with vaulted ceilings, wood-burning fireplace, and an expansive en suite bath. Large windows and skylights fill the home with natural light. The chefâ€™s kitchen, with a breakfast nook overlooking the vineyards, is perfect for entertaining or everyday living. Outdoor features such as a courtyard, pool, and gathering spaces provide a serene setting for relaxation or hosting guests.

**Versatile Historic Farmhouse:** The remodeled 1,200 sq. ft. farmhouse, originally built in 1897, offers 2 bedrooms and 1 bathroom, making it ideal for guests, rental income, or a caretaker. Its restored exterior enhances the estateâ€™s charm and appeal. The estateâ€™s 28 acres of producing vineyards are planted with Zinfandel, Cabernet Sauvignon, Merlot, Petite



Verdot, and Chardonnay, thriving in the cool microclimate and rich soils of the Willow Creek AVA, renowned for commanding some of the highest grape prices in Paso Robles. The property also includes 4.5 fallow acres for future expansion and a 3,000 sq. ft. bonded winery facility equipped for wine storage and productionâ€"offering a solid foundation for scaling operations or creating a boutique label.

Perfect for Work and Play: Minutes from Highway 101, this property offers privacy and convenience. Neighboring G2 Vineyard and other premier producers, it is also located near coastal destinations.

Savvy Investment Opportunity: Williamson Act enrollment provides significant agricultural tax savings. This estate is an attractive long-term investment for winemakers and entrepreneurs to cultivate a legacy in Californiaâ€™s celebrated wine country. Whether producing world-class wines or creating a serene retreat, 2867 Township Road is yours to define.\*\*\*\*LLA complete - APN now 040-041-016\*\*\*

Built in 1988

## Essential Information

MLS® #	NS24240552
Price	\$4,500,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,089
Acres	80.00
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Jenny Heinzen  
Listing Office Vineyard Professional Real Estate

## Community Information

Address 2867 Township Road  
Area PRNW - PR North 46-West 101  
Subdivision PR Rural West(250)  
City Paso Robles  
County San Luis Obispo  
Zip Code 93446

## Amenities

Parking Spaces 4  
# of Garages 4  
View Panoramic, Vineyard  
Has Pool Yes  
Pool Private

## Exterior

Lot Description Agricultural

## Interior

Interior Features Jack and Jill Bath, Primary Suite  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Primary Bedroom, See Remarks  
# of Stories 1  
Stories One

## School Information

District Paso Robles Joint Unified

## Additional Information

Date Listed November 22nd, 2024  
Days on Market 347  
Short Sale N  
RE / Bank Owned N

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