

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

MLS® #NS24244483

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**\$4,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 72 Acres

N/A, 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 chef'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, with new roof and reinforced foundation offers 2 bedrooms and 1 bathroom, making it ideal for guests, rental income, or a caretaker. Its restored exterior enhances the estate's charm and appeal. The estate'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 production offering a solid foundation for scaling operations or creating a boutique label. Minutes from Highway 101, this property offers privacy and convenience, making it perfect for work and play. The location is neighboring G2 Vineyard and other premier producers, and is near coastal destinations. Presenting a savvy investment opportunity; the Williamson Act enrollment provides significant agricultural tax savings, making this estate an attractive long-term investment for winemakers and entrepreneurs to cultivate a legacy in California's celebrated wine country. Whether producing world-class wines or creating a serene retreat, 2867 Township Road is yours to define. \*\*\*\*LLA complete - APN 040-041-016\*\*\*

Built in 1989

Essential Information

MLS® #	NS24244483
Price	\$4,500,000
Bathrooms	0.00
Acres	72.42
Year Built	1989
Type	Commercial Sale
Sub-Type	Agriculture
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                N/A  
City                            Paso Robles  
County                        San Luis Obispo  
Zip Code                    93446

## **Exterior**

Lot Description            Agricultural

## **Interior**

# of Stories                2

## **Additional Information**

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

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