

# \$2,100,000 - 5995 Vista Del Paso Way, Paso Robles

MLS® #NS25071423

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## \$2,100,000

6 Bedroom, 5.00 Bathroom, 4,699 sqft  
Residential on 21 Acres

TBD, Paso Robles,

Welcome to 2AM Ranchâ€™22Â± gently rolling, oak-studded acres in the heart of Paso Robles wine country near Creston, California. This idyllic property is surrounded by vineyards, olive orchards and panoramic vistas that stretch across golden hills and vibrant green valleys. From fiery evening skies to peaceful starry nights, the breathtaking sunsets are a nightly masterpiece. Whether you're sipping coffee on a shaded patio or enjoying a glass of wine as the sun dips below the ridge, this ranch captures the magic of quiet country living. The thoughtfully designed 3,200Â±' main home offers 3 bedrooms and 3 baths. Warm and welcoming, the interior features a vaulted great room with fireplace, formal dining space and a chef-friendly kitchen with granite counters, custom cabinetry, walk-in pantry and cozy breakfast nook with wood stove. Another highlight is the spacious primary suite with fireplace, dual walk-in closets and private access to serene outdoor sitting areas. Just across the property sits a nearly new 1,500Â±' second home with 3 bedrooms, 2 baths, enclosed yard, attached two-car garage and stunning viewsâ€™ideal for extended family, caretakers, guests or use as a rental, short or long term. Equestrian and animal lovers will be thrilled with the functional, well-maintained infrastructure. A 4,300Â±' utility barn includes an RV bay, tack room, wash rack and ample room for storage or projects. Additional horse amenities include a professionally installed riding arena, seven fenced pastures, five



horse shelters and pipe fencing throughout. The land is usableâ€”perfect for horses, livestock or hobby farming. Other property highlights include a well, water storage tanks, two septic systems, a fenced garden area with raised beds and a 19 tree fruit orchard offering fresh seasonal bounty. The entire property is fenced and cross-fenced with room to expandâ€”zoned to potentially add more homes, guest quarters, agricultural structures and the possibility of hosting events (Buyer to verify with San Luis Obispo County). Located just a short drive to downtown Paso Robles, centrally located between the Los Angeles and San Francisco, close to renowned wineries and near farm-to-table dining options, 2AM Ranch is more than just a propertyâ€”itâ€™s a lifestyle. Quiet, spacious and full of potential, this is the country escape you've been waiting for. Schedule your private showing before it's too late and be sure to watch the video, view additional photos and the list of amenities.

Built in 1992

Essential Information

MLS® #	NS25071423
Price	\$2,100,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	4,699
Acres	21.20
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Jana Lynn Kaba
Listing Office	Platinum Properties

## Community Information

Address	5995 Vista Del Paso Way
Area	PRSE - PR South 46-East 101
Subdivision	TBD
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

## Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Propane, Water Available
Parking Spaces	4
Parking	Garage, Garage Faces Side, RV Access/Parking, RV Covered
# of Garages	4
Garages	Garage, Garage Faces Side, RV Access/Parking, RV Covered
View	City Lights, Hills, Pasture, Trees/Woods, Vineyard
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Concrete
Lot Description	Agricultural, Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Horse Property, Landscaped, Lawn, Orchard(s), Pasture, Ranch, TwentyOneToTwentyFiveUnitsAcre
Windows	Blinds, Screens, Stained Glass
Roof	Concrete
Construction	Concrete
Foundation	Raised

## Interior

Interior	Carpet, Laminate, Stone
Interior Features	Walk-In Closet(s), All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Ceiling Fan(s), Central Vacuum, Entrance Foyer, Main Level Primary, Track Lighting, Walk-In Pantry
Appliances	Microwave, Refrigerator, Double Oven, Gas Cooktop, Range Hood, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Kitchen, Living Room, Primary Bedroom, Wood Burning

# of Stories	1
Stories	One

## School Information

District	Atascadero Unified
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## Additional Information

Date Listed	May 1st, 2025
Days on Market	72
Zoning	AG
Short Sale	N
RE / Bank Owned	N

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