

2170 Aliso Park

\$1,399,000 | FEATURES & UPGRADES

Highlights of the Home

- Idyllic ranch set on 600+ acres nestled against the Los Padres National Forest
 - Permitted 2-bedroom, 2-bathroom home on 6 parcels
 - Wheelchair accessible home with 36" wide doors throughout
 - Zoning is AG II-100 with 5 APNs and 3 valid parcels
 - Multiple wells, 245 GPM total
 - Endless opportunities, and adjacent 160-acre parcel is also available
- Multiple wells, rolling hills, a seasonal creek, and 350 acres of fenced meadows and pastures
- Some semi-permeable polymer (non-dusty) interior roads
- Home features an ideal floor plan with a bedroom ensuite on either side of a Great Room, and beautiful views pouring into every room
- Recessed lighting, picture windows framing expansive views, and hardwood floors throughout
- Spacious, open-concept living room and kitchen
- Laundry room with cherry cabinetry, pantry, and soft-close drawers
 - Wall cabinets, and base cabinets with room for laundry baskets underneath
 - 36" wide pocket door to kitchen
- Guest suite with dual closets, and door to the proposed deck and hot tub
- Guest bathroom with a 48" wide shower, vanity with marble top, and door to the patio and proposed spa
 - Wheelchair accessible
- Primary bedroom with a walk-in closet and linen closet
 - Recessed can lights with controls at bed level for added convenience
- Ensuite bathroom equipped with a dual-sink vanity, solid counter, and decorative turquoise mosaic mirror
 - Spa-inspired shower 60" wide solid surface shower surrounded by elegant marble-style tile walls
 - Dual showerhead controls and showerheads with rainfall and handheld options
 - Built-in corner shelving for convenient storage of bath essentials
 - Matte bronze fixtures
 - Space ready for shelves and towel rods
 - 36" wide pocket door, wheelchair accessible
- Side "bunk house" ADU is ready for completion based on available architectural designs
 - Choose from several deck designs that include a hot tub (the pad, gas, and electric lines are already installed)
- Propane hook-ups, PG&E to the house

House Upgrades

- Floorplans, original and new
- 36" wide Doors throughout
- Solid bamboo flooring
- Substantial storage
- Bullnose drywall corners
- Recessed interior and exterior lighting
- Attic and basement
- 7 wells, 360 GPM total
- Fire safety:
 - Cement (hardie board) siding
 - Concrete walkways and stairs
 - Concrete pad for 2500-gallon water storage tank
 - Concrete pad for hot tub
 - 100' clearance around house
- Energy efficiency
 - Electrical and plumbing upgraded
 - Electrical line to gate
 - On-demand water heater was designed for the house and proposed spa
 - Water and sewer pipes replaced
 - Grey water hookups
 - New HVAC system, designed and installed by Pinoli's Commercial Refrigeration
 - Heat pump furnace and thermostat
 - Ducting and registers
 - Air conditioning compressor
 - Marvin glazed dual-paned fiberglass windows
 - Insulated walls, fiberglass insulation throughout
 - Tyvek-wrapped exterior

Kitchen & Dining Room

- Professionally designed kitchen with spectacular views, great for ranch-to-table entertaining
- Extensive lighting, including can lighting, under-cabinet lighting, and task lighting
- 12x4 ft. island with butcher block surface and large prep-sink
 - Ease for serving and entertaining
 - Seating for 8 people
- Oak countertops and cherry-wood cabinetry with full-extension dovetail soft-close drawers
 - Under-counter open space
- Soft-close doors
- Stainless-steel appliances include:
 - Contemporary vent hood
 - Farmhouse sink
- Pantry with built-in cabinetry

Garage & Parking

- 2-car covered carport with cobblestone-style driveway and elevated stone retaining wall
- Ample parking space ideal for vehicles, trailers, or ranch equipment

Outdoor Activities & Amenities

- Outdoor activities include bird and nature watching, off-roading, horseback riding, hunting, ranching, farming, homesteading, and countless opportunities to pursue the rural lifestyle of your dreams
- Mature trees and native landscaping
- Barn house

Local Amenities

- 0.6 miles | to Aliso Park Campground, and access to hiking trails
- 5.2 miles | to Johnston Horse Camp
- 7.8 miles | to Cuyama Buckhorn restaurant and bar
- 8.3 miles | to New Cuyama Airport
- 20.8 miles | to Condor's Hope Ranch dry-farmed vineyard