

14405 Santa Lucia, Atascadero

Property Features & Amenities

Property & Fire Safety

- Located within the El Monte Estates NFPA Firewise USA® community
- Fire break constructed along the north side of the property by the SLO Fire Safe Council in 2025
- Graves Creek and a second seasonal creek run through the property
- Complete pest exclusion performed in 2026
- Septic system rebuilt in 2024 with new manways

Vineyard, Orchard & Gardens

- Cabernet Sauvignon vineyard with automatic drip irrigation
- Orchard with more than 50 fruit trees, including numerous heirloom apple varieties, plus plums, pluots, apricots, cherries, peaches, nectarines and pomegranates
- Blueberries and table grapes
- Garden beds with automatic drip irrigation
- 2,600-gallon rainwater catchment tank supplying the garden and orchard

Barn

- Approx. 1,000 sq. ft. barn with overhead lighting throughout
- Cabinetry and workspace
- Ceiling fans and air filtration
- Numerous electrical outlets throughout, including a 220V outlet

Main Home

- Andersen windows and French doors
- Hardwood flooring throughout the main level, staircase and landings
- Cork flooring in upstairs bedrooms
- New R-38 blown fiberglass insulation in attic spaces
- Air conditioning and whole-house fan
- Whole-house vacuum system

Remodeled Cook's Kitchen

- Custom cabinetry and large center island
- Stainless steel appliances, including Thermador Professional gas range with built-in griddle, Thermador dishwasher and range hood, and Jenn-Air refrigerator
- Custom tilework
- Dedicated trash, recycling and composting center

Primary Suite

- Spacious primary suite with gas stove
- Dressing area with custom closet doors
- Remodeled primary bath with all-glass walk-in shower, custom cabinetry and Mexican tile

Upstairs

- Two spacious bedrooms with large closets and custom doors
- Cork flooring in both bedrooms
- Newly remodeled shared bath with walk-in shower

Lower-Level Space

- Approx. 1,100 sq. ft. with separate entrance
- Large living/sleeping area with stained concrete floors and two sets of French doors
- Full kitchen with electric range, refrigerator and wine cooler
- Full bath and dining area
- Sliding glass door opening to a covered porch
- Washer/dryer hookups
- Adjacent approx. 275 sq. ft. storage/cellar area with closet space and upright freezer

Information provided by Seller and believed to be reliable but is not guaranteed. Buyer is advised to independently verify all information, including square footage, permits, property features, improvements, systems, and other matters that are important to Buyer.