

## ***Hollister Ranch***

Offered at \$19,700,000

### **Extremely Private & Gated**

- 24-hour manned gatehouse and security patrol
- 14,000 acre Hollister Ranch
- Access to 8 miles of Private beaches w/ World Class Surfing
- 3 beach cabanas
- 100+ miles of common area roads

### **Parcel #121**

- 113-acre parcel includes a fenced pasture, perfect for equestrian facilities
- Excellent water; Alegria Water Co. Domestic/Agricultural, and fully developed well
- Williamson Act/Ag Preserve/Reduced Property Taxes
- Incredible Ocean Views
- Easy Access to Gate
- Top of the Line Construction

### **Interior**

- 5 Ocean view bedrooms w/5 baths en suite +1/2 bath
- Warm toned "old world" plaster walls throughout home
- Rocky Mountain hardware & Steven Handleman lighting fixtures/fireplace screens
- Kitchen includes Custom height Cherry cabinetry, with Travertine countertops
- Water Softener, and R/O unit
- Large walk-in pantry
- Large, walk-in laundry room with custom cabinetry and counters

### **Exterior**

- Incredible ocean/Island views
- Pizza Oven
- Ocean view dining area
- Private Hiking trail to the top of property
- Mature landscaping w/ 30 olive trees & extensive irrigation
- Sand Volleyball Court
- Expansive flagstone patios
- 2 pergolas for shade
- Fully finished two car garage
- Plenty of Guest Parking for 6 cars