




# 1223 Ramal Lane

1223 Ramal Lane, Nipomo, CA, 93444

\$ 1,399,900

					
<b>4</b>	<b>3 +</b>	<b>3,650</b>	<b>436,035</b>	<b>PI17106867</b>	<b>2017</b>

SPECTACULAR and quality built custom executive home with breath-taking panoramic views of Nipomo & SM valley to the coast. Situated on a 10-acre parcel, this beautiful home was built by one-of-the-best local builders and includes dramatic features. Spacious 12-foot ceilings, beautiful 7" crown molding, gourmet kitchen, and extensive use of travertine tile flooring. This elegant home is designed to maximize your enjoyment of the incredible views from most rooms. Appointed with Alder cabinetry, 8 ft doors thru-out, built in refrigerator/freezer, double ovens, microwave drawer and quality six-burner gas cooktop. The dramatic floor-to-ceiling fireplace accentuates the huge Great Room with adjacent built-in bookcases. A split floor plan is perfect for entertaining out of town guest or an extended family allowing everyone private en-suites. Great attention to detail has been incorporated into every facet of this one-of-a-kind custom home. Outside you will find a large circular driveway with plenty of parking area as well as a three-car attached garage. Located in the very private gated community of Rancho Nipomo, with 10 acres for the gentleman farmer, you are still close to the 101 Freeway and all the conveniences of city living minutes away. This is truly a special property in the Nipomo foothills. Horses OK and possible vineyards too. Come see the possibilities and enjoy the peaceful surroundings. ACCEPTING BACK-UP OFFERS!

## Bob Cullati

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