



California
OUTDOOR PROPERTIES

Pescadero Ocean View Ranch

Pescadero, California



INTRODUCTION

We are tied to the ocean. And when we go back to the sea, whether it is to sail or watch – we are going back from whence we came.
John F. Kennedy

Perfectly positioned on 186 acres of gently rolling hills, studded with mature trees, is your new home. Gaze out to breathtaking views of where land greets the deep blue waters of the Pacific Ocean as sunlight streams through the expansive banks of windows. Stroll from one beautifully appointed room to another in this 5100 sq ft luxury estate. In addition to the formal living room and dining room, this home boasts 4 bedrooms, 4 full bathrooms, 2 half bathrooms, a library, and office. An incredible view tower room and rooftop lookout allows residents and guests to watch the ocean, and ponder from whence we came.

This is the consummate pleasure ranch, where country and luxury come together. Head out to the cattle barn to tend the herd, grab your fishing pole, kayak, and picnic basket, and spend the day relaxing by the pond, or make your way to the workshop to tinker on your favorite projects. Miles of trails beckon the hiker, biker, off-roader, or equestrian.

Ideally located in Pescadero, CA, this property is approximately one hour from San Francisco and Silicon Valley.

PROPERTY DETAILS

Address: 301 Ranch Road West
Pescadero, California
Size: 186 Acres
County: San Mateo





DESCRIPTION

HIGHLIGHTS

- Panoramic ocean views
- Private gated entrance
- 5100 sq ft, 4 bedroom, 4 full bathroom, 2 half bathroom luxury estate
- Floor-to-ceiling windows to enjoy the expansive views
- Incredible view tower room and rooftop lookout
- 1095 sq ft, 2 bedroom, 1 bathroom vintage farm house
- Caretaker mobile home
- Cattle barn with electricity and water
- Workshop with electricity and water
- RV site with electricity and water
- 25 acre feet pond stocked with catfish
- Four wells, 3 springs (one developed), 6 storage tanks totaling 34,000 gallons
- Willow shaded seasonal stream
- 20 acres prime agricultural ground
- Gentle rolling hills studded with mature trees
- Two 11.5 acre parcels, each with certificate of compliance
- Privacy, yet conveniently located in the Bay Area
- Miles of fencing and cross-fencing
- Miles of graded roads
- Miles of trails for hiking, horseback riding, off-roading

LOCATION

Pescadero Ocean View Ranch, located in San Mateo County, is a mere 2.2 miles to the center of the town of Pescadero. San Francisco International Airport is 39 miles from the property. Norman Y. Mineta San Jose International Airport is 52 miles from the property. Half Moon Bay Airport is 25 miles from the property. Santa Cruz is 37 miles from the property. The closest school is 0.4 miles away from the property. From the north, take CA-1 South / Cabrillo Highway to Pescadero Creek Road. Turn left onto Pescadero Creek Road. Right onto Cloverdale Road, and left onto Ranch Road West. From the south, take CA-1 North / Cabrillo Highway to Pescadero Creek Road. Turn right onto Pescadero Creek Road. Right onto Cloverdale Road, and left onto Ranch Road West.





SIZE AND ZONING

This 186 +/- acre ranch consists of 3 deeded parcels:

APN#	Acres:	Zoning:
087-090-040	163	PADCD
087-090-050	11.5	PADCD
087-090-060	11.5	PADCD

Per the San Mateo County Zoning Regulations, Chapter 21, PAD is Planned Agricultural District, Coastal Development. The purpose of the Planned Agricultural District is to preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other land suitable for agriculture in agricultural production. Please refer to the San Mateo County Zoning Regulations for further information.

The southern borders of both 11.5 +/- acre parcels are adjacent to an 1100+/- acre ranch. Both parcels have certificates of compliance allowing for the development of a family compound.

Current Property Taxes: \$38,392









RANCH TERRAIN

The ranch terrain offers diversity of natural surroundings. Large conifers and redwoods grow on the higher eastern hills of the property. Stone pines line Ranch Road West, while heritage oaks grace the interior road as it climbs out of the valley. Willows and a seasonal stream embellish approximately 20 acres of prime farming soils. The southern aspect of the ranch has a 25 acre feet pond complete with walking trail around the perimeter, boat dock, and picnic area. Wildlife abound, as the ranch is home to hawks, deer, bobcats, mountain lions, foxes, hares, blue herons, owls, and ravens.





CONCLUSION

This is the perfect all around pleasure ranch. The acreage allows the new owner the opportunity to run a few head of cattle, develop an equestrian facility, and farm on the 20 acres of prime soil. Fishing or kayaking on the 25 acre pond provide a welcome respite from the hustle and bustle of the nearby Bay Area. The miles of trails invite hiking, horseback riding, or off-roading. Your favorite projects can come to life in the workshop. The charming vintage farmhouse can be a wonderful guest home, in-law, or rental income. Williamson Act Contract expires in December of 2020 for the 163 acre parcel.





ABOUT PESCADERO

Pescadero is a farming and ranching community near Pescadero Marsh, a wildlife refuge. Across the street from the Pescadero Marsh is the Pescadero State Beach. This mile long beach is frequented by sea lions and harbor seals. Pescadero Creek, the longest stream in San Mateo County, is an annual creek that empties into the Pacific Ocean near the town.

Pescadero is also a weekend tourist destination during the summer months because of beaches, parks, and rural roads for biking and trails for hiking in the Santa Cruz Mountains. Attractions include Duarte's Tavern, Arcangeli Grocery Co, Sante Family Wines, Harley Farms Goat Dairy, and Taqueria y Mercado de Amigos, an acclaimed taqueria in the local gas station.

Pescadero hosts the annual Pescadero Art and Fun Festival on the third weekend of each August. The Alto Velo Bicycle Racing Club holds the annual Pescadero Coastal Classic Road Race, which travels through the town and nearby countryside in June.

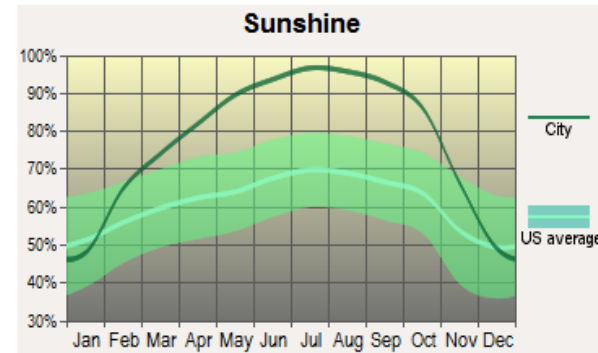
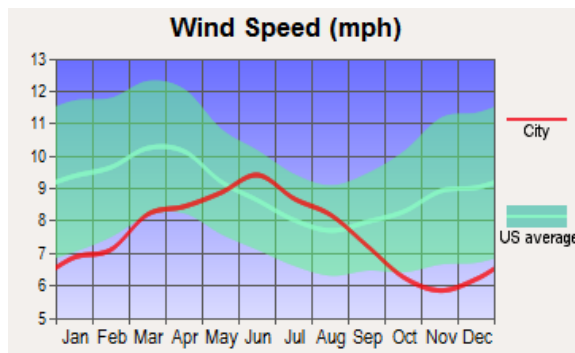
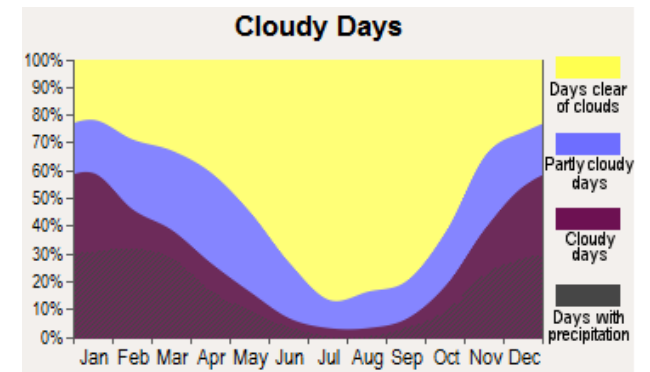
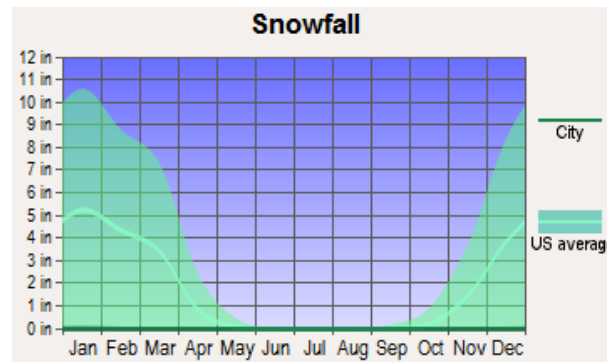
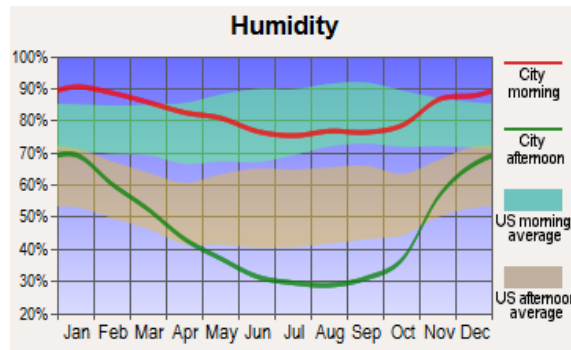
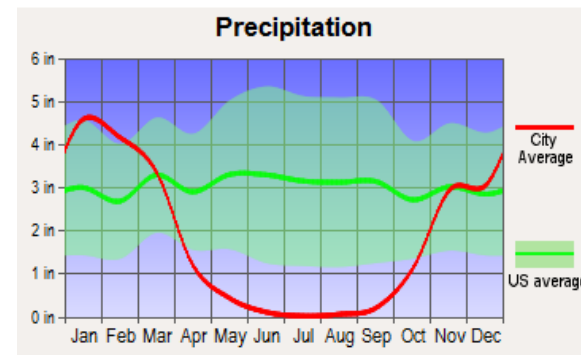
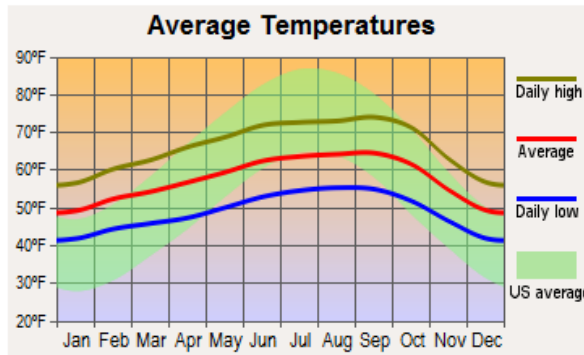
The population was 643 as of the 2010 U.S. census.

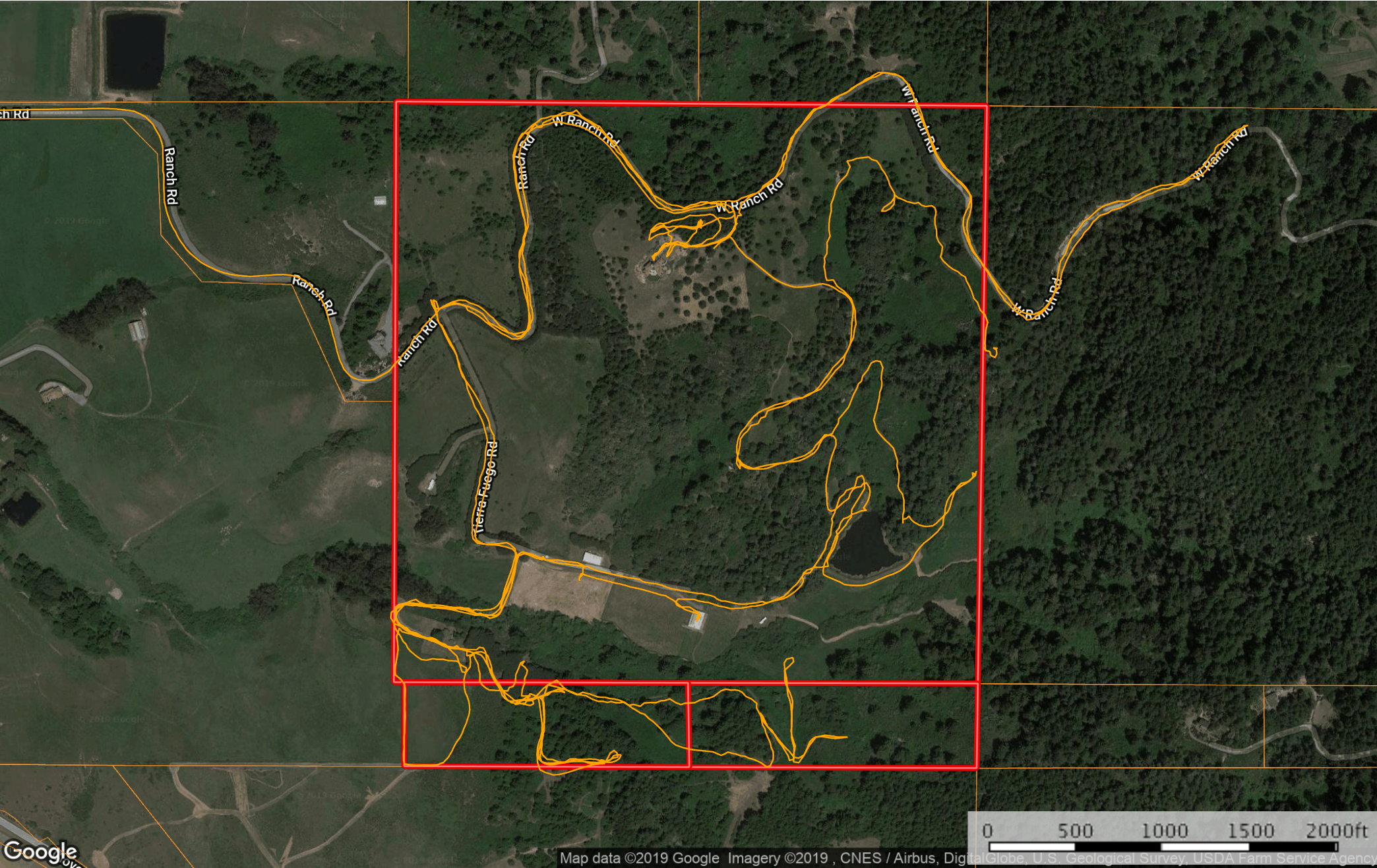
ABOUT SAN MATEO COUNTY

San Mateo County is included in the San Francisco, Oakland, Hayward metropolitan area and is part of the San Francisco Bay Area. Silicon Valley begins at the southern end of the county. The population was 718,451 as of the 2010 census.



WEATHER

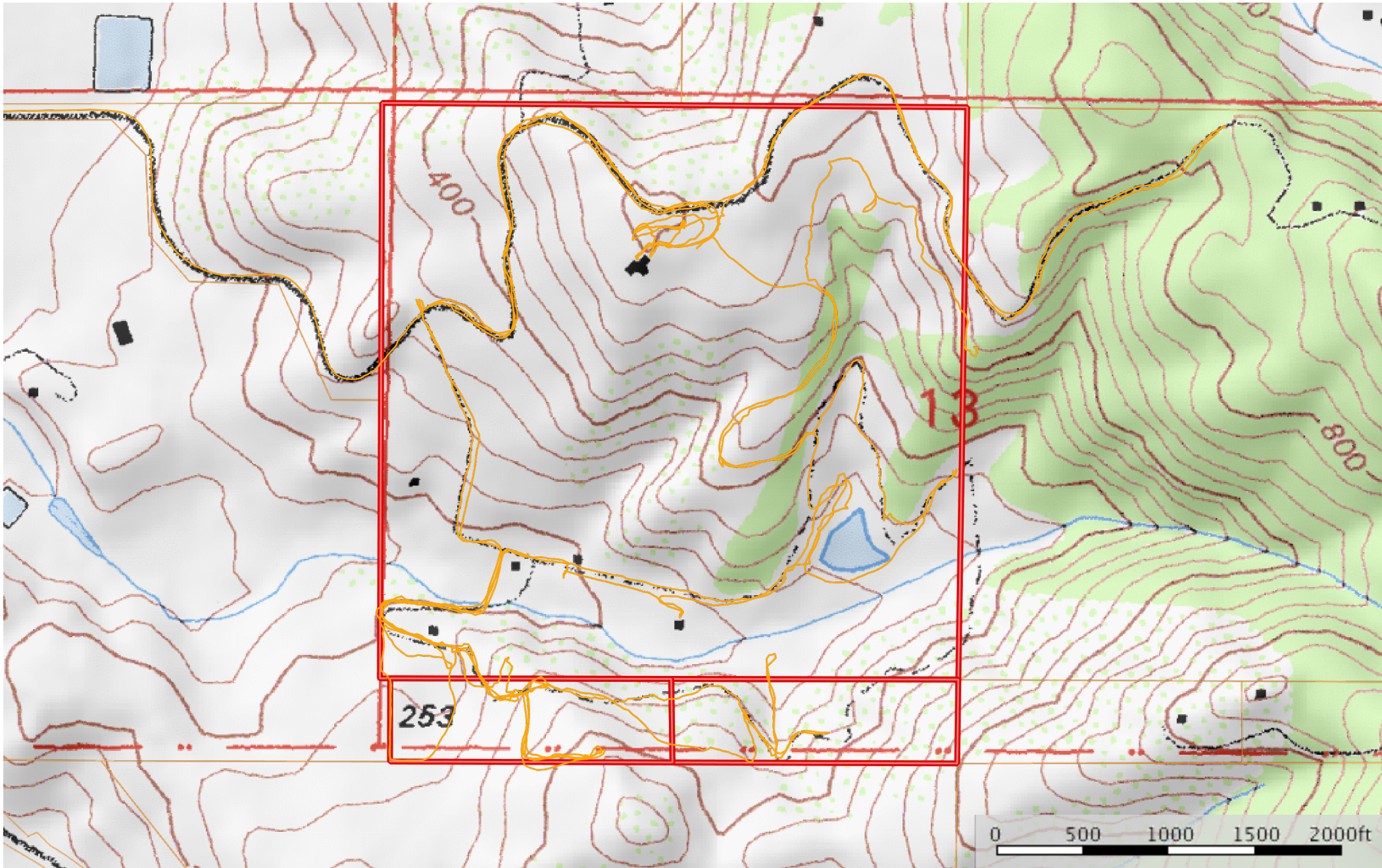





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