



**Come Home to Country... Since 1959**



**4625 Smugglers Point Lane Paso Robles, CA 93446  
\$89,000**

Walk to the water from this vacant lot at Heritage Ranch. Fish from shore or park your boat right there! It's a rare opportunity to buy this premium lot with a pathway to Snake Creek. Bring in a manufactured home and you are good to go. Utilities are at the street. Guest parking is across the road. Conveniently located near the main pool, tennis courts, basketball and the dog park! Minutes to the launch ramp for Lake Nacimiento.

**Directions:** Gateway to Heritage Road, turn right. Left on Water Vier, Left on Smugglers Point.

ML#:167839	Property Type	Lots and Land	Optional Services	Stream, Level
Property SubType	Property SubType	Single Family		Pool, Clubhouse, Greenbelt,
APN	APN	012-343-016		Tennis, Security Gate,
Lot Sq Ft (approx)	Lot Sq Ft (approx)	6098	Possession	Horses Allowed, RV Storage
Lot Acres (approx)	Lot Acres (approx)	0.140	Reports Available	Close/Escrow
Price/Acre	Price/Acre	635,714.29	Site Improvements	C.C.&R.
Cross Street	Cross Street	Water View Drive	Terms	Paved Streets
Map Coordinates	Map Coordinates	471, B6	Utilities	Cash
County	County	San Luis Obispo	Utility Location	Water-Priv Comm, Sewer, Cable,
Sub-area	Sub-area	PR Lake Nacimiento	View	Electricity, Telephone
Listing Detail	Listing Detail	None	Zone Description	Other
Association Fee Incl	Association Fee Incl	Com Area Mn, Security		Greenbelt, Hill/Peak/Mnt
Lot Characteristics	Lot Characteristics	Greenbelt, Cul-De-Sac, Creek/		Residential, Recreational,
				Single Family



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