

COASTAL RANCH

KERRY MORMANN & ASSOCIATES

RANCH • LIFESTYLE • ESTATES

FEATURED PROPERTY

5951 OLIVERA CANYON RD.

SANTA MARIA, CA



A Lifestyle Wonderland

Located on Santa Barbara's esteemed Foxen Canyon Wine Trail, this 7.5-acre vineyard estate was designed and built to elevate wine country living.

Step outside and enter a lifestyle wonderland complete with bocce court, green house, authentic cedar hot tub, tree house and raised gardening beds.

The nourishing food forest thrives with an impressive 40+ tree orchard consisting of 19 different fruit species and numerous edible and medicinal shrubs and perennials.

Attached to the classic red barn is a glass-walled artist studio and upstairs boasts a 1 bed, 1 bath guest dwelling with vaulted ceilings and full kitchen.

Offered at \$3,300,000





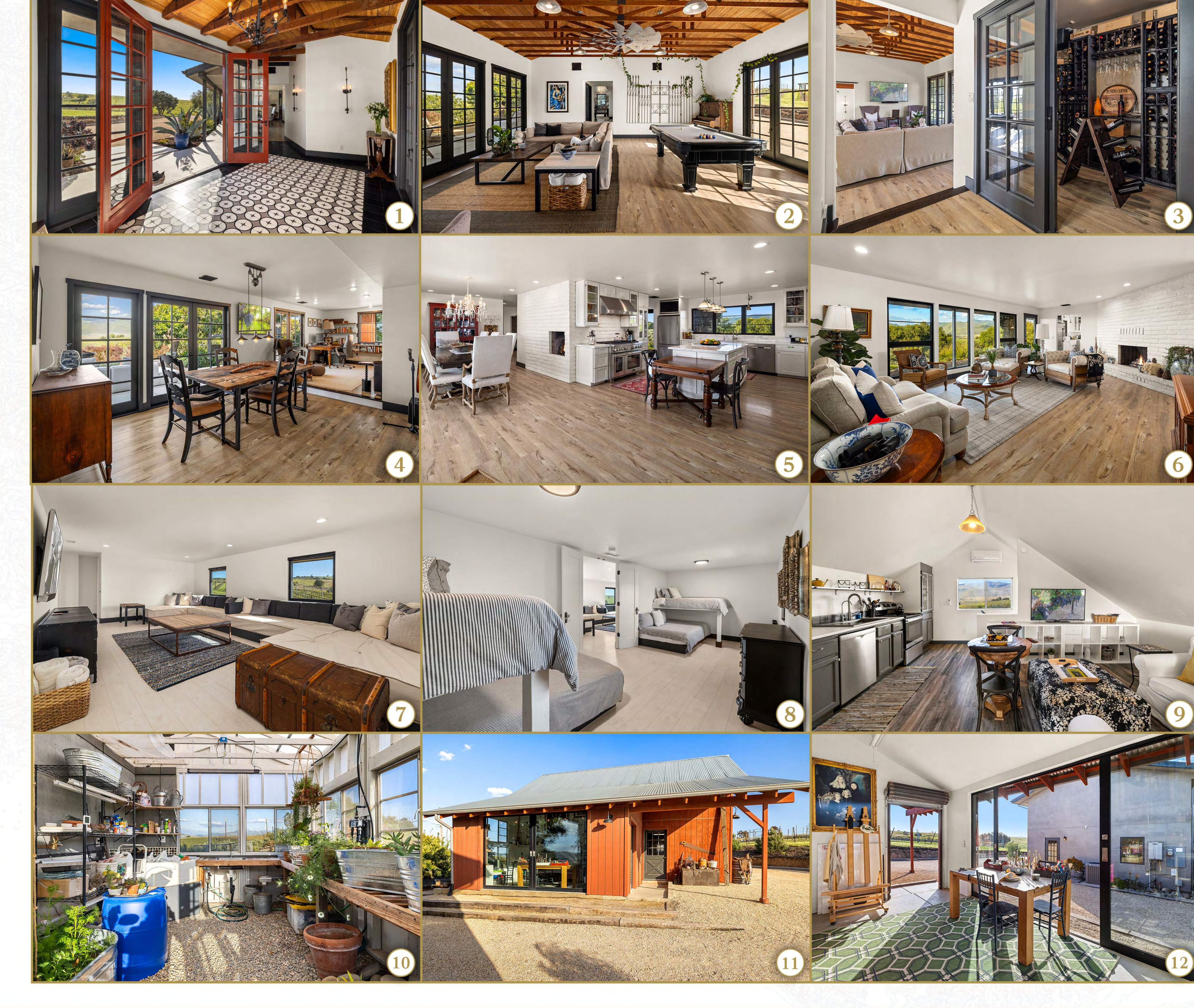












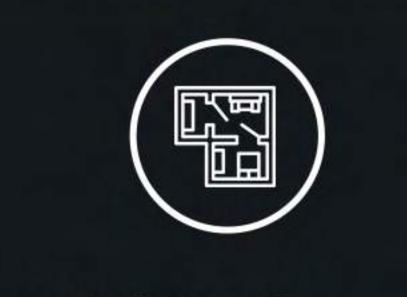




















Your Own Personal Vineyard & Food Forest

The 1.63-acre premium vineyard is planted to Pinot Noir, Syrah, Mourvèdre and Grenache and offers an opportunity for vineyard management and wine production to any degree desired. The property is agriculturally zoned and features a private well producing 25± GPM.

Total Vineyard Net Acres: 1.63 • Total Vines: 2,205 • Total GPM: 25±

FRUIT TREE VARIETALS

Fig • Apple • Plum • Pomegranate • Almond • Avocado • Cherry • Mulberry • Peach

Jujube • Loquat • Olive • Lemon • Lime • Kiwi • Orange • Grapefruit • Italian Stone Pine • Banana



EDIBLE & MEDICINAL SHRUBS & PERENNIALS

Rosemary • Agave • Aloe • Blackberry • Boysenberry • Lavender • Capers Stinging Nettle • California Poppy • Goji Berry • Rhubarb • Strawberry • Saffron













THE GOLD STANDARD OF CENTRAL COAST REAL ESTATE

Steeped in a rich foundation of over 45 years-experience, Kerry Mormann & Associates is the Gold Standard for Ranch and Lifestyle properties along the Central Coast of California.

A DEDICATED TEAM THAT UPHOLDS RESPECT TO EVERYONE WE MEET.

Our team encompasses decades of experience in not only real estate, but the highest level of hospitality, business, leadership, community relations, and environmental conservation.











Loe Lamos

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