



\$ 440,000



6331 Hog Canyon Rd, San Miguel, CA 93451

- » MLS #: NS23161550
- » Land | 875 ft<sup>2</sup> | Lot: 9.38 acres
- » More Info: [6331HogCanyonRd.IsForSale.com](http://6331HogCanyonRd.IsForSale.com)



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Platinum Properties  
1117 Vine Street  
Paso Robles, CA 93446

An Affordable opportunity awaits your dream! SELLER FINANCING IS NOW AVAILABLE w/ a substantial down payment! This is your opportunity!!! Encompassing 9+ acres of picturesque, rolling terrain hills and enchanting vineyard panoramas, this exceptional property features an unpermitted yet thoughtfully designed open floorplan structure boasting two bedrooms and one bath, with a mini split heating and air unit, approximately 875 square feet a skillful transformation of a former garage into a dwelling of potential. The permit process has been started with the county. Experience the charm of the cozy guest home, while designing your dream home. Seller is willing to grant easement from adjoining property if buyer desires. For those inclined an equestrian lifestyle and/or farm animals, this property provides an ideal canvas. RV's and sea trains will be removed before close of escrow. The property is located just 15 minutes from downtown Paso Robles, where you will enjoy world class wine bars, restaurants and shopping! Do not go up driveway without an appointment. This is a seller financing, hard money or cash only sale! The seller is offering a \$5, 000 credit towards a new driveway and will consider seller financing terms on a case by case basis! Take your video tour here or call today!

