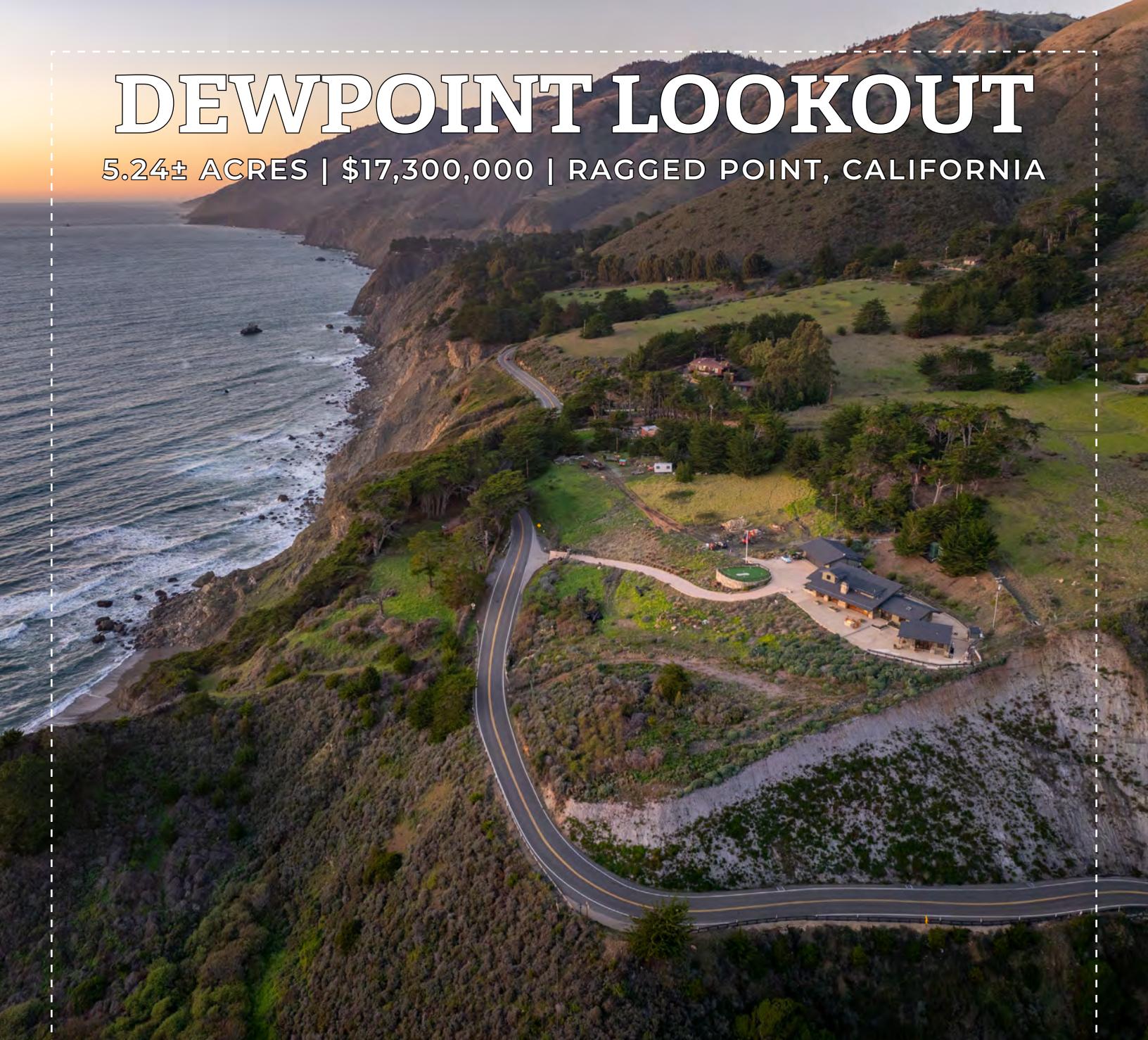


DEWPOINT LOOKOUT

5.24± ACRES | \$17,300,000 | RAGGED POINT, CALIFORNIA



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Overview

Bestowing breathtaking, panoramic views of the Pacific Ocean, the spectacular Dewpoint Lookout comprises 5.24± acres and sits perched high atop the ridges overlooking Ragged Point. This magnificent property boasts incredible luxury and privacy, while also offering superior accessibility.

Dewpoint Lookout is complemented by remarkable improvements—3,400± square foot home, 600± square foot guest house, 1,600± square foot garage and 1,100 ± square foot cabin. Each detail of the structures was impeccably appointed and intentionally designed to fit naturally into the exquisite landscape.

The main residence is thoughtfully equipped with up-to-date technology, top-quality appliances, and apropos furnishings and accessories. In addition to these exceptional amenities, there is also a putting green and planned helistop making this impressive property the perfect getaway into your own indulgent world.



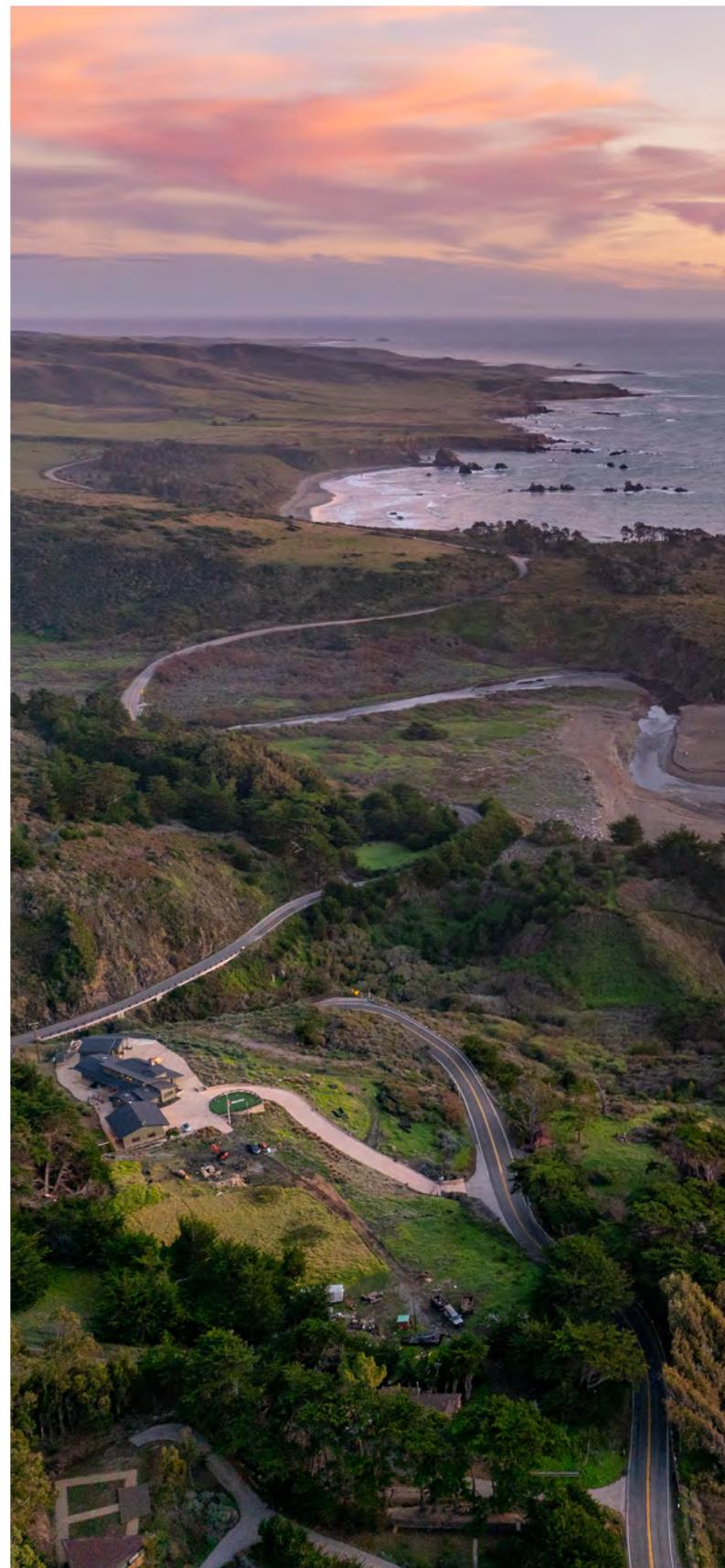
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www.clarkcompany.com/properties/Dewpoint-Lookout/



Acreage & Zoning

Dewpoint Lookout comprises 5.24± acres, zoned agriculture. The main home, garage, and a guest residence sit on the southernmost parcel encompassing 4.24± acres, while the cabin lies on the 1± acre parcel. APNs: 011-021-015 & 011-021-016.

Property taxes for the 2024/2025 tax year were approximately \$34,018.*

**Upon consummation of sale, property taxes will be reassessed and are subject to change.*



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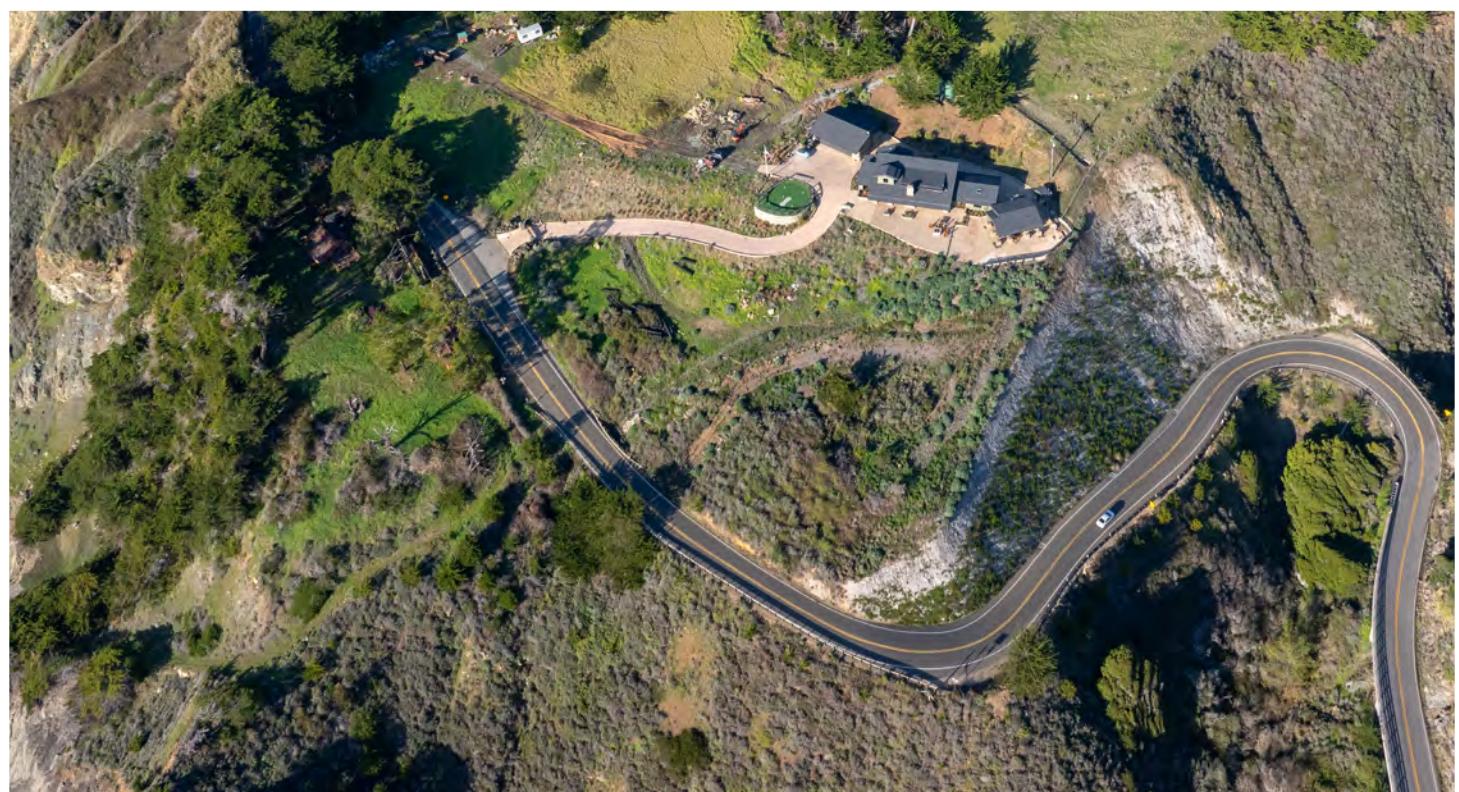
Location

Dewpoint Lookout is situated at 18620 Cabrillo Highway in Ragged Point, California, lying on the eastern side of Highway 1 in the northwestern corner of San Luis Obispo County. Beach access is gained via a short walking trail at the San Carpoforo Creek Beach Trailhead, approximately 1.5 miles south of the property entrance.

Ragged Point is a headland along the coast where wild beauty is interwoven with the rich history of the local indigenous tribes. Offering tranquil hiking trails, dramatic cliffs, and serene waterfalls, Ragged Point is a hidden gem on California's Central Coast.

The lands spanning this region of Highway 1 hold significant cultural importance for the region's numerous Native Tribes and tells the vibrant history of the tribal legacy. From ancient village sites to sacred gathering places, the various scenes tell a story of strength, transformation, and resilience. Moreover, Dewpoint Lookout is positioned 14 miles north of the small village of San Simeon, home of the famed Hearst Castle, while the stunning region of Big Sur is 45 miles up the Highway 1. Entertainment and big box commerce are available in Monterey, 65 miles north, and Paso Robles, 40 miles southeast.

San Luis Obispo County Regional Airport is a 75-minute drive from the property, offering commercial service daily to Los Angeles, San Francisco, Phoenix, Dallas, Denver and Seattle connecting to national and international flights. LAX and SFO are both approximately 250 miles from the property.



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Improvements

Dewpoint Lookout is improved with an extraordinary main home, guest house, and garage (completed in 2020). Water is provided via two private wells, with the primary running 650 feet deep and pumping approximately 20 gallons per minute (GPM). There are also two 8,000-gallon galvanized storage tanks utilized to supply consistent water for residential use.

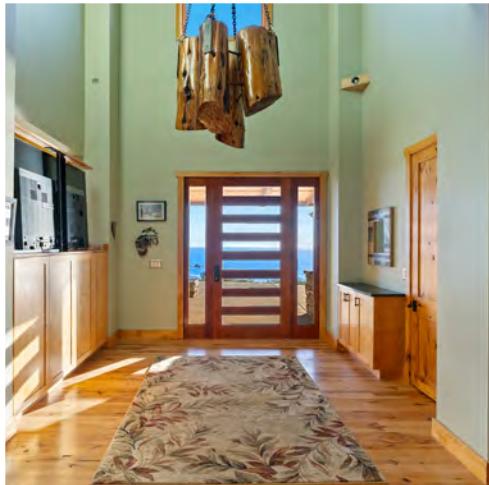


Main Home

The single-story main home is custom-built and comprises 3,400± square feet. There are three bedrooms, plus an office, and four bathrooms. The home also features noteworthy upgrades throughout including custom beams, cabinets, baseboards, doors and windows, real solid hickory wood floors, automated blinds, smart home accessibility and cameras. The residence is ripe with windows and contains five sets of custom, Loewen®, bi-fold doors that offer splendid, 180° views of the coastline, Carpoforo Beach and surrounding hillsides.

Additional features include:

- Solid hickory wood floors, custom alder cabinets & baseboard, knotty alder doors & custom handles
- Natural stone, from Utah, hand picked & installed (indoors & outdoors)
- Indoor & outdoor rust proof glass & stainless custom sconces
- Presidential CertainTeed® premium roofing with a 50-year lifespan
- Extra high, open-beam clear ceilings & 8-foot doors
- Custom chandelier made from actual redwood trees with auto spin
- Unique custom-made art piece of copper & acacia wood
- Custom granite from gold mine in Nevada - 3 sim, honed & live edge
- All appliances & hoods are stainless steel appliances by Wolf® and Sub-Zero®
- Miele® built in coffee machine, Miele® master chef oven, wi-fi controlled
- 2 oversized islands including 5 stool breakfast bar and under bar lighting
- Built in wine rack
- Walk in pantry with electric panel
- Full wall stone fireplace with handmade redwood mantle
- Open beam exposed, high ceiling
- Large natural I-beam across total room for support, per code requirements
- Built in bar with refrigerator & Sub-Zero® ice maker
- Custom handmade redwood live edge bar counter top and in-cabinet lighting
- 10-foot high ceiling windows, two with remote control openings & screens
- 2 central controlled heat & air units with nest control
- Master Suite with full wall stone and look through gas fireplace for bed & bath, walk-in stone shower, custom granite, jacuzzi bath, his & hers sinks, remote operated skylight, built-in sauna & large walk-in closet
- Guest Suite with full gas fireplace, custom cedar bed, skylight, walk-in stone shower, jacuzzi tub & walk-in closet.



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Guest House



Adjacent to the main residence is a 600± square foot guest home with one bedroom and one bathroom plus a full kitchen, and the following features:

- Full kitchen with stainless appliances by Wolf® and Sub-Zero®, wi-fi compatible
- Full wall stone gas fireplace with remote
- Custom 3 sim live-edge, honed granite in kitchen
- Custom milled tree base in kitchen counter bar
- Split unit heat & air with remote
- R-30 rigid insulation in ceiling
- Patina copper front door
- Exposed fire sprinklers
- Bath granite & barn door



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In the same vicinity of the main residence and guest home, is a detached, 1,600± square foot garage, with the following features:

- High beam exposed ceilings with lighting
- Bathroom with shower, custom glass
- Storage room, includes water heater, softener, & Starlink® controls
- Insulation in roof & walls
- Large Loewen® windows throughout
- Connection for large screen TV
- Electrical panel
- 2 bi-fold, 20x10 hanger style doors with remote control
- Speakers in ceiling with Sonos® sound

Garage



Tucked away in a grove of trees, a short walk from the main home, is a rustic, three-bedroom, three bath cabin comprising 1,100± square feet. The cabin sits on its own 1±-acre parcel and features a large kitchen, family room, laundry room, and a 400± square foot detached garage with workshop. The cabin utilizes its own well, propane, septic, and asphalt driveway and access to Wi-Fi and satellite service.

The cabin also features a private patio area with a large wood burning fireplace made of stone and view of the ocean.

Cabin

Exterior Features

- Location marked for helistop
- Adequate space next to garage for swimming pool or sport court
- Leach field 3 stage septic system feeds front landscape
- Two water tanks, 8,000 gallon each which include 4-inch line for firetrucks
- All 2x6 beams outside are fireproof wood special ordered from Oregon
- Custom made oversized patio chairs & tables made from wine barrels
- Two inground propane tanks, 500 gallons each
- 5-inch, copper gutters with down spouts to drains
- Handicap accessible driveway leading to single-level home
- Custom, Top-Cast® colored concrete for natural stone look on driveway and front & back patios
- Built in planters on patios
- Custom made, powder-coated, automatic entrance gates; wi-fi controlled access with call box, and exit loop built in driveway
- Golf putting green surrounded by stone, with 180-degree ocean view
- All structures are HardieBacker® concrete, rigid siding for fire prevention. Siding looks identical to wood siding, with color baked in before installation.



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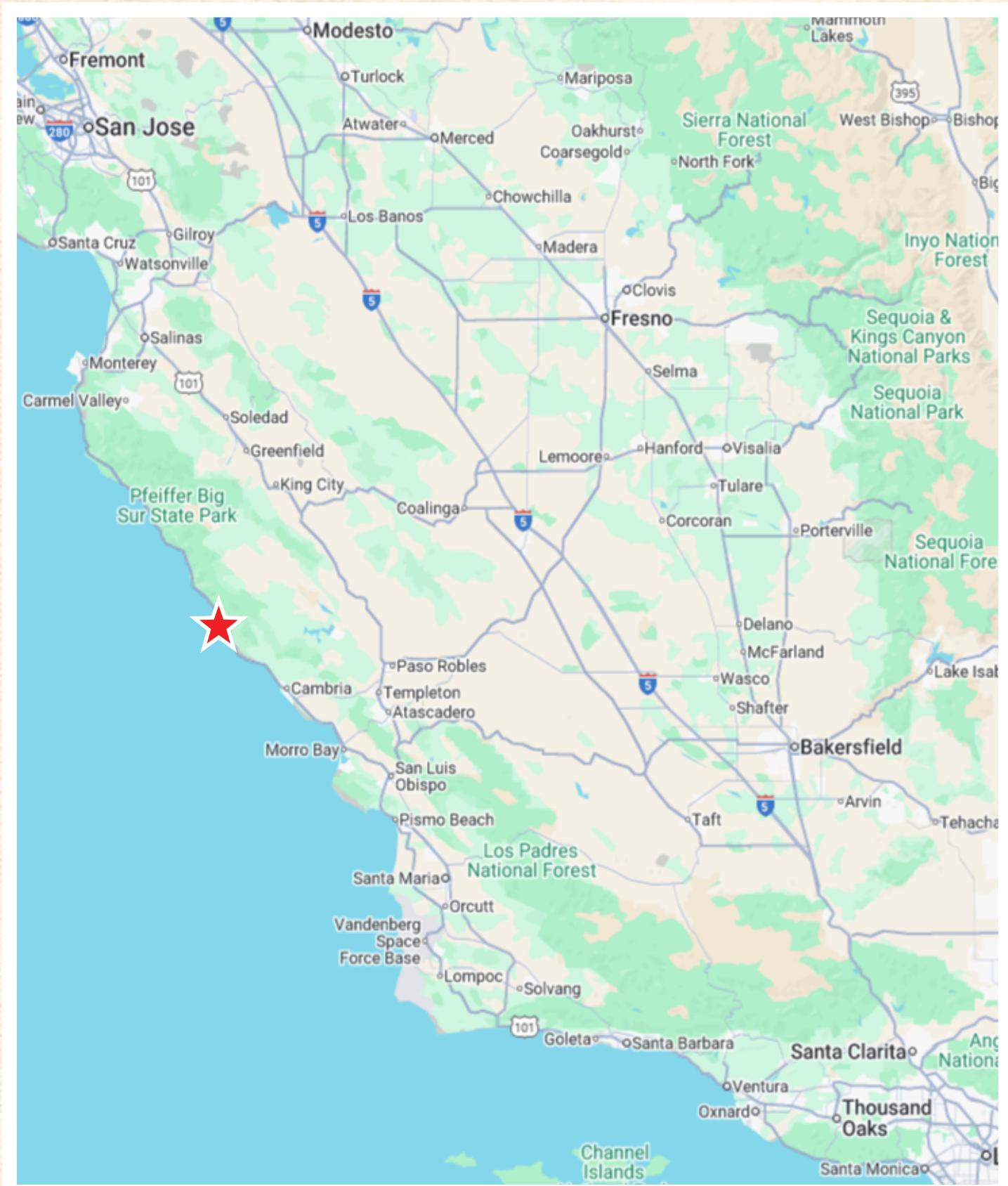
Price

Offered at
\$17,300,000

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