

**Closed** • **Single Family Residence**

List / Sold:

**\$2,995,000/\$2,400,000** ↓

181 days on the market

Listing ID: NS19282032

**8455 Red Mountain Rd** • Cambria 93428

**3 beds, 3 full baths** • **4,040 sqft** • **2,767,802 sqft lot** • **\$594.06/sqft** •  
**Built in 2006**

**CA-1 N turn East onto San Simeon-Monterey Creek Rd~Turn left onto Red Mountain Rd~Property will be on the right**



Sophisticated coastal estate situated on 63.5± private acres in Cambria with exquisite custom artisan finishes throughout the 4,040± sq. ft. residence. The interior of the home was recently renovated and is filled with refined and eye-catching details. The thoughtful architecture is evident in the exotic wood flooring, vaulted ceilings with exposed beams, unique fireplaces and jasper rock and leather embossed countertops. Upon entering the foyer, you catch a glimpse of the custom features including a dramatic wood staircase that leads to the loft complete with a kitchenette for entertaining with a private balcony. The open concept Living Room and Kitchen compliment the grand scale of the residence with abundant natural light from the surrounding windows and doors that access the expansive wrap around deck. The kitchen stuns with custom countertops, backsplash, cabinets and high-end appliances perfect for all your gatherings. All 3 bedrooms and 3 bathrooms are on the main level perfecting the transition of space from outside to inside. The luxurious spa inspired Master Suite features a sitting area, bar area, shared fireplace from the bedroom into the bathroom, wood Japanese soaking tub and custom walk in closet. The generous acreage includes a 100+ fruit tree orchard, enchanting kids play area, creek, trails and lush landscape to sit and enjoy the serene views. The best of coastal living awaits you with a masterfully designed private oasis.

### Facts & Features

- Sold On 08/26/2020
- Original List Price of \$3,500,000
- Levels: Two
- 0 Garage spaces
- 0 Total parking spaces
- Laundry: Individual Room
- Cooling: Central Air
- Heating: Central, Propane, Fireplace(s)
- Fireplace: Living Room, Master Bedroom, Two Way
- Patio: Deck, Wood, Wrap Around
- View: Mountain(s), Trees/Woods

### Interior

- Rooms: Game Room, Kitchen, Laundry, Loft, Main Floor Master Bedroom, Master Suite, Sauna
- Appliances: 6 Burner Stove, Dishwasher, Propane Oven, Propane Range
- Other Interior Features: Balcony, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Open Floorplan, Recessed Lighting, Stone Counters, Wired for Sound

### Exterior

- Lot Features: Front Yard, Horse Property, Lawn, Rolling Slope, Secluded, Treed Lot
- Security Features: Card/Code Access, Closed Circuit Camera(s), Gated Community, Wired for Alarm System
- Sewer: Conventional Septic

### Additional Information

- Standard sale
- \$600 HOA dues Monthly
- San Luis Coastal Unified School District
- CMB - Cambria area
- San Luis Obispo County
- Parcel # 011291025

### James Outland

State License #: 01314390  
Office Ph: 805-481-3939

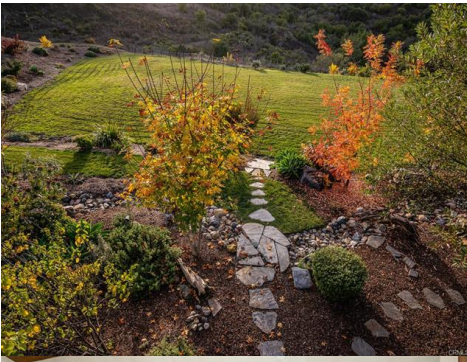
### Outland and Associates Real Estate

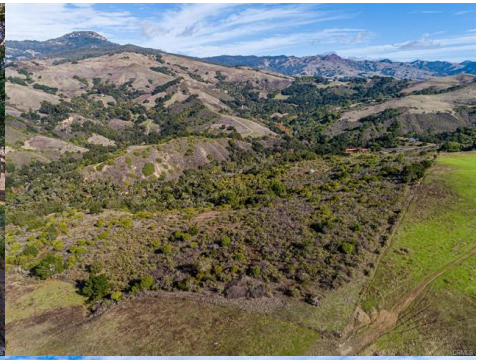
State License #: 01799035  
2665 Shell Beach Rd. #J

▼ Click arrow to display photos









CUSTOMER FULL: Residential LISTING ID: NS19282032

Printed: 03/03/2021 6:37:15 PM

**Active** • Single Family Residence

**\$4,499,000** ↓

**200 Harmony Ranch Rd** • Cambria 93435

1227 days on the market

**4 beds, 3 full baths** • **3,000 sqft** • **41.85 acre(s) lot** • **\$1499.67/sqft** •  
**Built in 2017**

Listing ID: SC17241830

**HWY 1 - 1/2 Mile South of HWY 46 - Meet at Gate Harmony Ranch Rd (North of Harmony Town)**



Seeking Privacy and serenity from today's active lifestyle. Enter this one of a kind opportunity. Largest Oceanfront Property for sale with a Newly constructed in San Luis Obispo County! Half way Between Cayucos & Cambria. Imagine driving home over a gently rising crest of the coastal hills to your very own private 40 acre Oceanfront Estate. After 3 years the achievement is a 2017 "permitted" 3000 sqft Santa Barbara style Contemporary Home with all the conveniences of modern living. The design incorporates an enclosed 2000 sqft courtyard which looks through glass walls to the open ocean. Watch the sunsets falling over the crashing waves from the cloistered gardens. The Single level floorplan takes advantage of the indoor and outdoor living, has an open kitchen to expansive great room, a Master suite w/den, a media or bedroom and additional bedroom suite. There is a detached Guest suite as well. Living here, you are with Nature. Sounds of Birds, wind thru the trees and the crashing waves throughout the night. Stroll your private bluff alongside the deer, explore tide pools in the cove, and enjoy the truly undeveloped coastline for what it is. There are approx. 15,000 Gallons of water storage, a well and whole house U/V treatment. Opportunity to build a permitted barn as well. There are only 3 Homes in this area, this is one of them! Incredible! This property is available for lease for \$15,000 a month.

### Facts & Features

- Listed On 10/23/2017
- Original List Price of \$6,750,000
- Levels: One
- 1 Garage spaces
- 1 Total parking spaces
- Laundry: Individual Room, Propane Dryer Hookup
- Cooling: Heat Pump
- Heating: Forced Air
- View: Panoramic, Pasture, White Water

### Interior

- Rooms: All Bedrooms Down, Guest/Maid's Quarters, Master Suite

### Exterior

- Lot Features: Agricultural, Bluff
- Waterfront Features: Beach Front, Ocean Front, Ocean Side Of Highway 1
- Sewer: Conventional Septic

### Additional Information

- Standard sale
- San Luis Coastal Unified School District
- CAMB - Cambria area
- San Luis Obispo County
- Parcel # 013201031

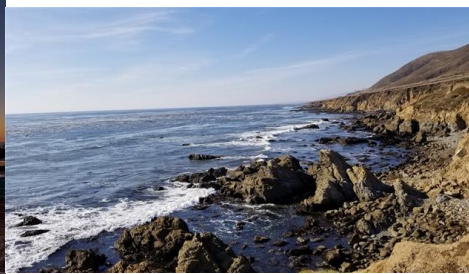
### James Outland

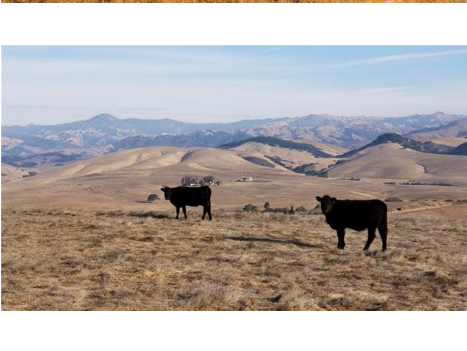
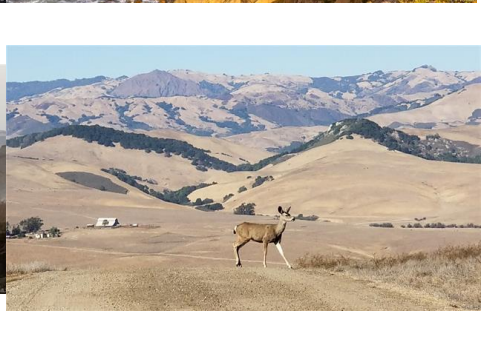
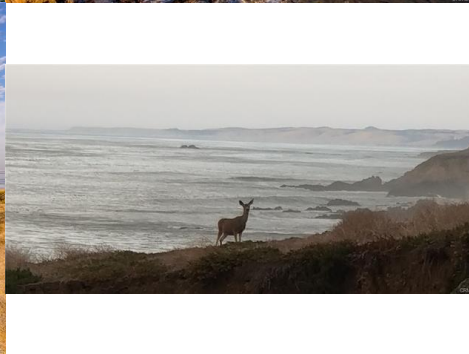
State License #: 01314390  
Office Ph: 805-481-3939  
Fax: 8054813737

### Outland and Associates Real Estate

State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

▼ Click arrow to display photos







**Active Under Contract** • Single Family Residence

**\$2,340,000** ↓

**1475 Little Morro Creek Rd** • Morro Bay 93442

357 days on the market

**3 beds, 3 full baths** • **2,908 sqft** • **20 acre(s) lot** • **\$804.68/sqft** • **Built in 1962**

Listing ID: SC20048194

Main Street to Radcliff left on Little Morro Creek Rd, 2 miles from Radcliff on left side.



Once in a great while a property becomes available that embodies the very reason that people are drawn to the Central Coast of California. Positioned at the highest point in the Little Morro Creek Valley and offering sweeping views of Morro Rock and the Pacific horizon, this 2908 sq.ft 3 bed 3 bath single level home is situated on 20 bucolic acres and provides a rare opportunity for ranch style living just minutes from the beach. Sunsets over the water can be seen from the large master suite, the soaking tub in the master bath, the living room, the dining room and the expansive front lawn. The open kitchen has large Corian counter tops with bar seating and plenty of cabinets for storage. In addition, the indoor pool room also boasts spectacular panoramic views. What's more, the home's location in Little Morro Creek Valley takes advantage of the generally warmer microclimate perfect for the 800 avocado tree hobby orchard, with enough usable space for the addition of equestrian facilities. The property boasts some of the valley's most abundant water, with 3 usable wells that pump up to 75 gallons per minute. The 900,000-gallon irrigation pond adds to the beautiful rural setting and attracts abundant birds and waterfowl. Special properties offering this rare opportunity for rural coastal living don't come on the market very often because they generally remain in the possession of families for generations. Call your agent now and establish your legacy on the Central Coast.

### Facts & Features

- Listed On 01/15/2020
- Original List Price of \$2,390,000
- Levels: One
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Dryer Included, Individual Room, Washer Included
- Cooling: Central Air
- Fireplace: Living Room
- Pool: Private, In Ground, Indoor, Pool Cover, Solar Heat
- View: Hills, Meadow, Ocean, Orchard, Panoramic, Valley, White Water

### Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Master Suite, Two Masters, Walk-In Closet, Workshop
- Eating Area: Dining Room

### Exterior

- Lot Features: 16-20 Units/Acre, Cul-De-Sac, Horse Property Unimproved, Landscaped, Lawn
- Sewer: Conventional Septic, Perc Test On File, Septic Type Unknown

### Additional Information

- Standard sale
- San Luis Coastal Unified School District
- MRBY - Morro Bay area
- San Luis Obispo County
- Parcel # 073111012

### James Outland

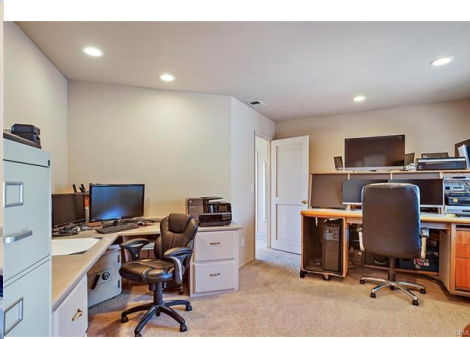
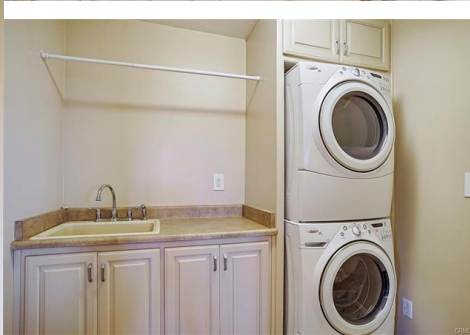
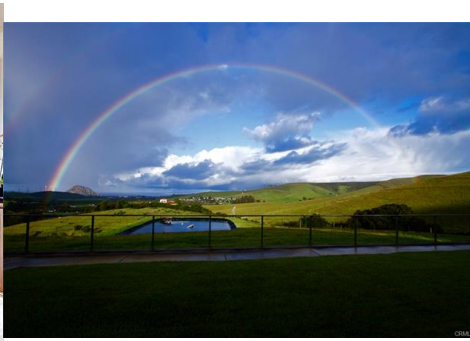
State License #: 01314390  
Office Ph: 805-481-3939  
Fax: 8054813737

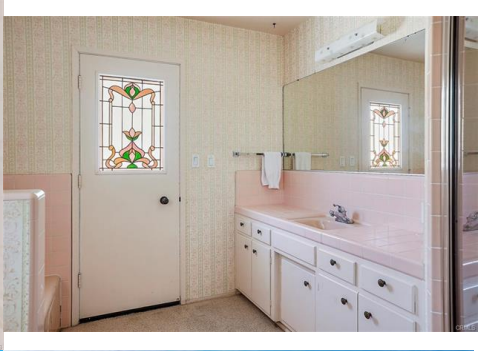
### Outland and Associates Real Estate

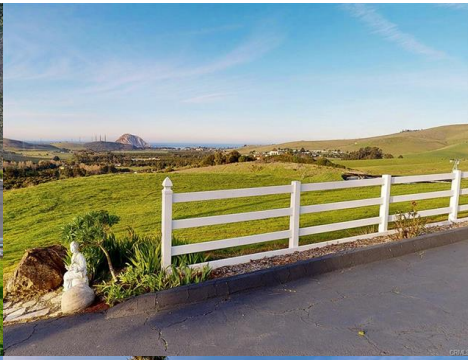
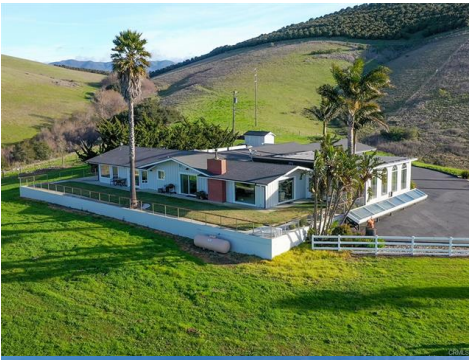
State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

Click arrow to display photos









**Active** • **Single Family Residence**

**\$2,499,000**

**2970 Clark Valley Rd • Los Osos 93402**

**2 days on the market**

**4 beds, 3 full baths, 1 partial baths • 3,892 sqft • 514,008 sqft lot • \$642.09/sqft**

**Listing ID: SC21041639**

• **Built in 1981**

**Los Osos Valley Road to Clark Valley Road, up over the 1st hill, keep going, will be on your left.**



Estate home on 11 acres with 360 degree views. This remarkable home and property offers PRIVACY, SECURITY, OCEAN/ROCK VIEWS, MOUNTAIN/VALLEY VIEWS, & TOP QUALITY CRAFTSMANSHIP . Custom wood work throughout this home is stunning and includes Mahogany cabinets, built-ins, staircase, window trim; solid thick Pine wood floors; and beautiful cedar ceilings. Two large foyers, one at the front door and one at the back door. High ceilings fitted with ceiling fans; top end window coverings; big fireplace; matching tile flooring in all the right spots. Excellent placement of gorgeous windows capture expansive views of surrounding nature. Kitchen has Quartz counter tops, under-counter lighting, Italian tile back-splash. Primary bath is all Marble: floors, shower, counters, and views from inside the shower are incredible. Laundry room near the 3 primary bedrooms, plus another laundry downstairs. Downstairs family room with wet bar & fridg, bath, bedroom, laundry, wine cellar, and access to the yard. Exterior concrete patios and Trex decking make for indoor/outdoor living that includes a Jacuzzi spa. Three car garage, plus parking for all your toys, and there's a perfect spot for a Helicopter pad. Well, Solar, Septic, Propane = No Public Utilities bills. Need to leave town for a bit? Lock this place up with the security system, hurricane window shutters, electric driveway gate, and you are all set. PROFESSIONAL PHOTOS COMING SOON.

### Facts & Features

- Listed On 03/01/2021
- Original List Price of \$2,499,000
- Levels: Three Or More
- 3 Garage spaces/Attached Garage
- 3 Total parking spaces
- Laundry: Inside, Propane Dryer Hookup
- Cooling: Electric
- Heating: Central, Propane, Solar, Fireplace(s)
- Fireplace: Living Room, Propane, Raised Hearth
- Patio: Concrete, Patio, Patio Open, Front Porch, Rear Porch, Terrace
- Spa: Above Ground
- View: Canyon, City Lights, Hills, Mountain(s), Ocean, Panoramic, Trees/Woods, Valley

### Interior

- Rooms: Bonus Room, Family Room, Formal Entry, Master Bathroom, Master Suite, Separate Family Room, Walk-In Closet, Walk-In Pantry, Wine Cellar
- Eating Area: Breakfast Nook, Dining Room
- Appliances: 6 Burner Stove, Dishwasher, Electric Water Heater, Disposal, Microwave, Propane Range, Range Hood, Refrigerator, Tankless Water Heater, Water Softener
- Other Interior Features: In-Law Floorplan, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Balcony, Pantry, Recessed Lighting, Stone Counters, Storage, Track Lighting, Two Story Ceilings

### Exterior

- Lot Features: 11-15 Units/Acre, Horse Property Unimproved, Landscaped, Lawn, Paved
- Security Features: Automatic Gate, Fire Sprinkler System, Security System, Smoke Detector(s)
- Sewer: Septic Type Unknown
- Other Exterior Features: Lighting, Rain Gutters

### Additional Information

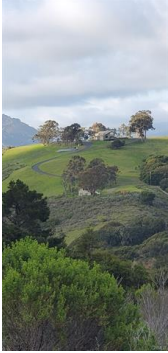
- Standard sale
- San Luis Coastal Unified School District
- OSOS - Los Osos area
- San Luis Obispo County
- Parcel # 067132022

**James Outland**  
State License #: 01314390  
Office Ph: 805-481-3939  
Fax: 8054813737

**Outland and Associates Real Estate**  
State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

▼ Click arrow to display photos





CUSTOMER FULL: Residential LISTING ID: SC21041639

Printed: 03/03/2021 6:37:23 PM

**Active** • Single Family Residence

**\$2,290,000** ↓

**2161 Wilton Dr** • Cambria 93428

155 days on the market

**4 beds, 4 full baths** • **3,564 sqft** • **267,458 sqft lot** • **\$642.54/sqft** • **Built in 2003** Listing ID: SP20203878

**CAbrillo Hwy, Left Burton DR, Right on Wilton**



Incredible 6-acre estate with panoramic views of mountains and ocean backs up to Fiscalini Preserve and trails and is a walk from downtown. This private property built in 2004 is sure to impress with handcrafted woodworking, unparalleled setting and vibrant landscaping. The 3,130 sq.' main house has 3 bedrooms, 3 bathrooms (Master with steam shower), office, 1 wood stove, and 2 gas fireplaces. White Oak floors with walnut inlay and fir wainscoting are throughout upstairs. The main floor boasts 20' vaulted ceilings, a custom wooden banister, and natural stone hearth. A hot tub is on the wrap around deck. The front yard is fully landscaped with cascading stone steps +paths, a 10x12 custom English style green house, a handcrafted chicken coop, deer/dog fencing, orchards, animal pens, gardens and 30,000 gallon rain water storage and irrigation. The 500 sq.' guesthouse w/finished attic has a kitchen, gas fireplace, personal yard and dog fencing. A 600 sq.' shop with large air compressor and piped air is below the 400 sq.' art studio. This property provides plenty of outside parking including rv pad w/hookups, as well as garage space for up to 7 cars with 200 sq.' storage loft above main garage.

### Facts & Features

- Listed On 09/29/2020
- Original List Price of \$2,490,000
- Levels: Two
- 7 Garage spaces/Attached Garage
- 7 Total parking spaces
- Laundry: Individual Room
- Heating: Central, Forced Air, Fireplace(s), Wood Stove
- Fireplace: Family Room, Living Room
- View: Mountain(s), Ocean, Panoramic

### Interior

- Rooms: Family Room, Great Room, Kitchen, Laundry, Main Floor Master Bedroom

### Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Conventional Septic

### Additional Information

- Standard sale
- San Luis Coastal Unified School District
- CAMB - Cambria area
- San Luis Obispo County
- Parcel # 013131037

### James Outland

State License #: 01314390  
Office Ph: 805-481-3939  
Fax: 8054813737

### Outland and Associates Real Estate

State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

Click arrow to display photos











**Active** • **Single Family Residence**

**\$2,900,000**

**190 Sea Wind Way** • Los Osos 93402

91 days on the market

**4 beds, 5 full baths, 1 partial baths** • **5,000 sqft** • **217,800 sqft lot** • **\$580.00/sqft**

Listing ID: SP20246793

• **Built in 1991**

**LOVR becomes Pecho Valley Rd. RIGHT on Sea Wind & gated property immediately at corner.**



Welcome to "Blue Heron Farm," a coastal Mediterranean oasis on 5 lush acres, with ocean views, trail access to the Monarch Butterfly Preserve, multiple greenhouses and gardens, and numerous outdoor living spaces! Enter the stone-laid gated entry to find sprawling gardens, fruit trees, and a eucalyptus tree lined property welcoming you to the custom-built 4 bed, 5.5 bath, single-level home. Inside you will find stunning hardwood floors, high ceilings, oversized crown molding, multiple fireplaces, sunken dining room, chef's kitchen with stainless steel appliances and breakfast nook, spacious owner's suite on its own wing, three guest bedrooms, utility room, and much more. The 3-car garage has been thoughtfully converted into a guest suite studio with private entrance, patio, and kitchen. The outdoor spaces offer a gracious concrete patio, hot tub overlooking the landscaped property, magnolia trees, over 100 fruit trees, rose and succulent gardens, chicken shed, and multiple walking paths. This truly magical property also features two greenhouses to perfect your green thumb, a "Tiny Home" log cabin, gazebo with ocean views, and beautiful zen center. Located close to the Montana de Oro State Park, Baywood Park, local beaches, and Los Osos Valley Road for convenient access to San Luis Obispo or Highway 101. Lifestyle possibilities are endless at the Blue Heron Farm!

### Facts & Features

- Listed On 11/24/2020
- Original List Price of \$2,900,000
- Levels: One
- 3 Garage spaces/Detached Garage
- 3 Total parking spaces
- Laundry: Dryer Included, Electric Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- Cooling: See Remarks
- Heating: Forced Air, Natural Gas
- Fireplace: Family Room, Living Room, Master Bedroom
- Patio: Concrete, Patio Open
- Spa: Private
- View: Bay, Ocean, Park/Greenbelt, Peek-A-Boo, Trees/Woods

### Interior

- Rooms: All Bedrooms Down, Family Room, Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Eating Area: Breakfast Counter / Bar, Breakfast Nook, Dining Room, In Living Room
- Appliances: 6 Burner Stove, Built-In Range, Convection Oven, Double Oven, Disposal, Gas Range, Indoor Grill, Ice Maker, Microwave, Propane Range, Range Hood, Refrigerator, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Crown Molding, Granite Counters, High Ceilings, Pantry, Tray Ceiling(s)

### Exterior

- Lot Features: 0-1 Unit/Acre, Greenbelt, Horse Property, Landscaped
- Sewer: Septic Type Unknown
- Other Exterior Features: Lighting

### Additional Information

- Trust sale
- San Luis Coastal Unified School District
- OSOS - Los Osos area
- San Luis Obispo County
- Parcel # 074026015

### James Outland

State License #: 01314390  
Office Ph: 805-481-3939  
Fax: 8054813737

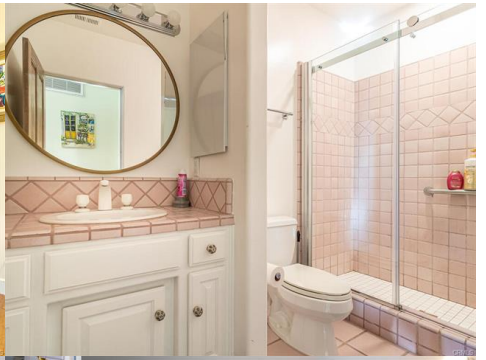
### Outland and Associates Real Estate

State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

Click arrow to display photos











**Active Under Contract** • Single Family Residence

**\$6,750,000** ↓

**8183 Lone Palm Dr** • Cambria 93428

364 days on the market

**4 beds, 5 full baths** • **5,548 sqft** • **4.76 acre(s) lot** • **\$1216.65/sqft** • **Built in 2003** Listing ID: SC20029707

**Heading North on Highway 1 past the last stoplight at Windsor, go north for ~2 miles. Turn left onto Lone Palm Dr. .**



In the shadow of Hearst Castle, just north of Moonstone Beach, nestled in a small grove of Monterey Cypress trees, this one-of-a-kind 5500 SF oceanfront home is truly a hidden beauty. Located on the northern coastline of Cambria, this four bedroom, five bath house with a Big Sur feel is situated on a rare, private ~5 AC gated and fenced parcel. An entertainers dream, the gourmet kitchen flows out to an open floor plan which includes an oceanfront dining room and a massive living room, with panoramic ocean views through a wall of floor-to-ceiling windows. The home is virtually single level, the only exception being a second story office with its own full bath. The kitchen has stainless steel appliances, a built-in Sub-Zero fridge and granite countertops. The huge master bathroom has a steam shower with separate soaking tub. Do you like playing pool and having libations with your friends? The game room has a wet bar! Or go the other way and sit quietly in the Zen garden (with peaceful water feature) or enjoy the two-person sauna! Host a wedding, private concert or a Cambria Scarecrow Festival event...all things which have been done in the past. Watch the sunset from your hot tub, or use your private access to the beach, featuring a sheltered cove with a sea cave, a small island, and access to almost 2 miles of sand and a local surf spot. The beauty of this property might only be exceeded by the privacy it affords. Virtual Tour: <https://my.matterport.com/show/?m=2h5mH6wFEKv&mIs=1>

### Facts & Features

- Listed On 03/04/2020
- Original List Price of \$7,188,000
- Levels: Two
- 3 Garage spaces/Attached Garage
- 3 Total parking spaces
- Laundry: Dryer Included, Individual Room, Washer Included
- Heating: Radiant, Fireplace(s)
- Fireplace: Living Room, Master Bedroom, Gas, Fire Pit, See Remarks
- Patio: Covered, Patio
- Spa: Above Ground, Fiberglass
- View: Coastline, Ocean, Panoramic, Park/Greenbelt, Trees/Woods, White Water

### Interior

- Rooms: Game Room, Kitchen, Laundry, Living Room, Main Floor Master Bedroom, Office, See Remarks, Walk-In Closet, Walk-In Pantry
- Appliances: Built-In Range, Dishwasher, Double Oven, Freezer, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Beamed Ceilings, Built-in Features, High Ceilings, Intercom, Living Room Deck Attached, Open Floorplan, Pantry, Recessed Lighting, Wet Bar, Wired for Sound

### Exterior

- Lot Features: Bluff, Landscaped, Lot Over 40000 Sqft, Level, Treed Lot
- Waterfront Features: Beach Access, Ocean Front
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire Sprinkler System, Security System
- Sewer: Conventional Septic

### Additional Information

- Standard sale
- Coast Unified School District
- CAMB - Cambria area
- San Luis Obispo County
- Parcel # 013051019

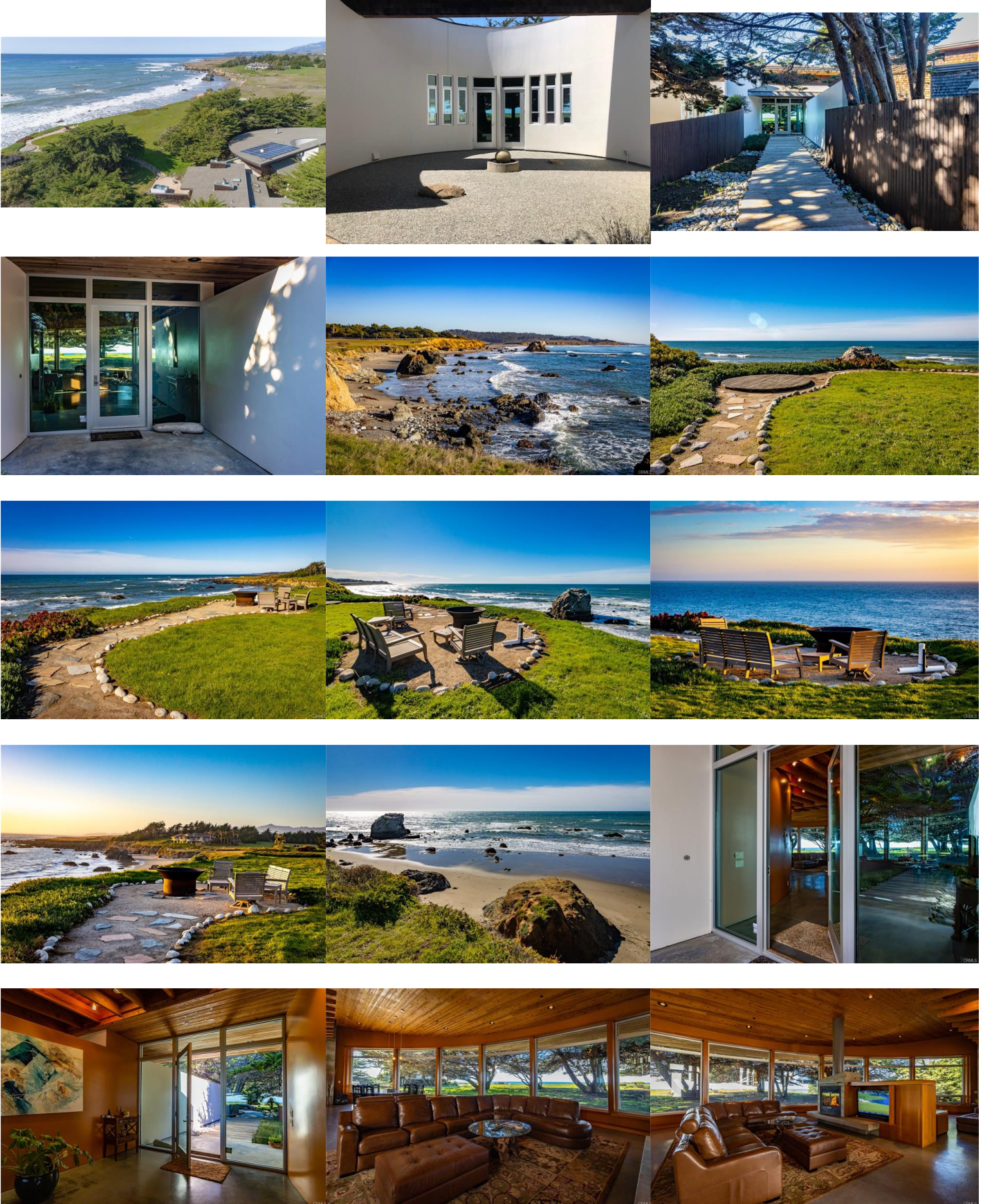
**James Outland**

**Outland and Associates Real Estate**

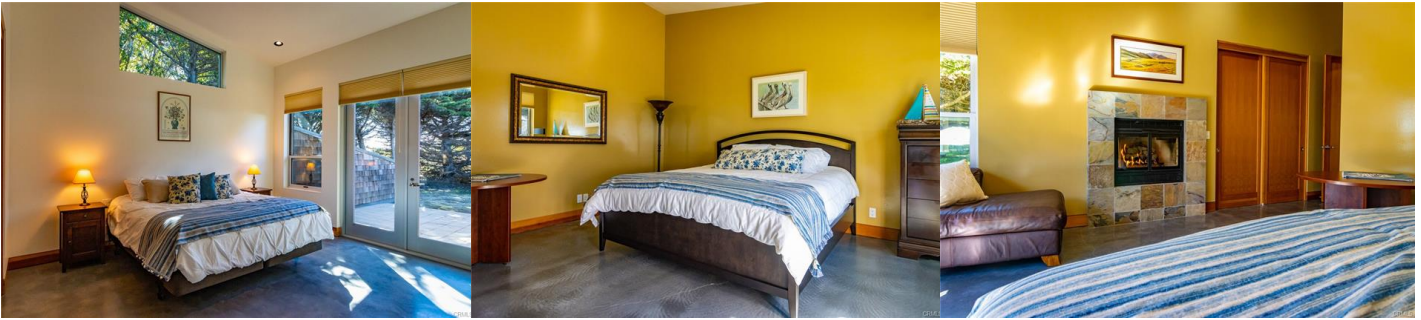
State License #: 01314390  
Office Ph: 805-481-3939  
Fax: 8054813737

State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

Click arrow to display photos







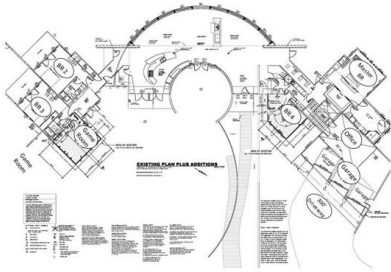




**Be Sure to Check Out the Virtual Tour**  
8183 Lone Palm Dr. Cambria, CA

POWERED BY  
Matterport

<https://my.matterport.com/show/?m=2h5mH6wFEkv&mIs=1>



**ALL VISITORS TO THE PROPERTY MUST ABIDE BY THE FOLLOWING RULES**

- WEAR A PROTECTIVE FACE COVERING** (Icon: Face mask)
- WASH YOUR HANDS WITH SOAP AND WATER OR USE HAND SANITIZER** (Icon: Hand sanitizer)
- PRACTICE SOCIAL DISTANCING BY KEEPING AT LEAST SIX FEET BETWEEN YOURSELF AND OTHERS** (Icon: 6 ft distance)
- AVOID TOUCHING HANDS, HOOKETS, TOILETS AND TOILET HANDLES, COUNTERS, LIGHT SWITCHES, AND OTHER SUCH ITEMS** (Icon: No touch)
- AFTER VIEWING, DISCARD ANY DISPOSABLE GLOVES, FACE COVERINGS OR SHOE COVERINGS WORN DURING THE VISIT** (Icon: Trash bin)

**IF YOU ARE CURRENTLY AFFLICTED WITH, OR WITHIN THE LAST 14 DAYS, HAVE BEEN IN CONTACT WITH SOMEONE AFFLICTED WITH COVID-19, OR HAVE ANY SYMPTOMS SUCH AS FEVER, COUGH OR DIFFICULTY BREATHING, PLEASE DO NOT ENTER THE PROPERTY.**

**ALL PERSONS ENTERING THIS PROPERTY AGREE TO THESE POSTED RULES**

- **Plan to visiting this property:** you must have already signed a Coronavirus Property Site, Advisory and Disclosure form and, in order to visit, you will be required to complete a visitor questionnaire by providing a photo. This form is valid for 30 days. You will receive an email with instructions on how to complete the questionnaire to protect your own safety from the spread of COVID-19.
- **You agree to the following:**
  - Washing your hands with soap and water or using hand sanitizer immediately upon entry and before leaving or requesting the property.
  - Wearing a protective face covering.
  - Practicing social distancing by keeping at least six feet between yourself and others, and not gathering in groups.
  - Avoid touching surfaces or items in the property. All persons on property for in-person viewing should avoid touching walls, tables, counters and handrails. Right before entering their property visitors, families and pets should please use control, for public viewing, disinfectant, antibacterial, gloves and gel sanitizer, wet/dry towels and hand sanitizer, and disinfectant spray, and any related medical, utility and other equipment. Do not touch any equipment or items in the property, unless you are instructed to do so.
  - Discarding any disposable gloves, face coverings, or shoe coverings worn during the visit, upon exiting the property.
- You will remain liable for proper conduct, and accept your own risks, by considering your age, underlying health conditions, and other possible exposure to COVID-19, before recommending, and that, you are not making any representation. You agree and understand that it is your responsibility to evaluate the risks and protect yourself.
- You will follow all Federal, State, and local laws and Stay Home Orders, even though such laws and orders may be changing rapidly.
- **For the safety of all, we request that:**
  - You do not visit if you are currently afflicted with, or have not knowingly, within the last 14 days, been in contact with someone afflicted with, COVID-19.
  - You are not experiencing a fever, or signs of respiratory distress such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms.
  - You understand that persons may be afflicted with COVID-19 and it may not exhibit symptoms. It may be noted that they are afflicted or it may not exhibit symptoms to disclose their condition, and
  - You will advise Broker if, after the date the PEA/CA is signed, there is a change in your health condition or knowledge that prevents you from visiting.

**THIS NOTICE IS POSTED TO COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH. ADDITIONAL NOTICE OR ENTRY STANDARDS MAY BE REQUIRED BY LOCAL LAW.**