

# **\$725,000 - 6350 Marchant Avenue, Atascadero**

MLS® #NS24161078

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## **\$725,000**

2 Bedroom, 2.00 Bathroom, 1,239 sqft

Residential on 0 Acres

Unknown, Atascadero,

**\*\*INVESTMENT PROPERTY  
OPPORTUNITY!\*\***

Approved plans are included, allowing you to break ground and start construction immediately. Permits are ready for pickup at the City of Atascadero, making this a smooth transition into your development project. MF10 Zoning.

The plans feature complete drawings for two large duplexes, each with 2 bedrooms, 2.5 baths, private decks, and garages, along with multiple off-street parking spaces. With the existing home on the property, you'll have a total of 5 units to capitalize on.

The existing home can be rented out for additional income, providing a steady revenue stream while you embark on your development journey. Don't miss this chance to invest in a well-mapped-out project with significant potential!

The beautifully updated home is nestled on a generous .47-acre lot, a 5 minute walk from the heart of vibrant downtown Atascadero. This property has undergone significant renovations that enhance its charm and functionality, making it a perfect blend of modern comforts and original character.

As you step inside, you'll be greeted by the warmth of original hardwood flooring that flows



throughout the living spaces. The home features new windows that not only brighten the interior but also improve energy efficiency. A brand new roof and rain gutters ensure that the property is well-protected from the elements, while fresh exterior paint adds to its curb appeal. Both bathrooms are newly renovated.

The heart of the home is a large, renovated kitchen, designed for both functionality and style. It boasts new cabinets, stunning granite countertops, and elegant tile flooring, making it a perfect space for cooking and entertaining. Additionally, the updated heating and air systems provide year-round comfort.

The property backs up to a seasonal creek, offering a peaceful backdrop and a lovely natural setting, complemented by mature oak trees that provide shade and character.

Don't miss your chance to own a piece of Atascadero's flourishing real estate market—schedule a viewing today!

Built in 1957

**Essential Information**

MLS® #	NS24161078
Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,239
Acres	0.47
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Alicia Dunn
Listing Office	eXp Realty of Greater Los Angeles, Inc.

## Community Information

Address	6350 Marchant Avenue
Area	ATSC - Atascadero
Subdivision	Unknown
City	Atascadero
County	San Luis Obispo
Zip Code	93422

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Connected, Underground Utilities
Parking Spaces	1
Parking	Driveway, Garage, Concrete, Direct Access, Driveway Level
# of Garages	1
Garages	Driveway, Garage, Concrete, Direct Access, Driveway Level
View	Neighborhood, Creek/Stream, Trees/Woods
Pool	None

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Front Yard, Gentle Sloping, SixToTenUnitsAcre, Street Level, Value In Land

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, Breakfast Bar, Built-in Features, Unfurnished
Appliances	Dishwasher, Disposal, Gas Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Oven, Gas Water Heater, High Efficiency Water Heater, SixBurnerStove, Water Heater, Water To Refrigerator
Heating	Ductless, Electric, ENERGY STAR Qualified Equipment
Cooling	Ductless, Electric, ENERGY STAR Qualified Equipment, High Efficiency
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Atascadero Unified
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**Additional Information**

Date Listed	August 19th, 2024
Days on Market	173
Zoning	MF10
Short Sale	N
RE / Bank Owned	N

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