

\$725,000 - 6350 Marchant Avenue, Atascadero

MLS® #NS24161078

\$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

Additional Information

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

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