

# **\$849,900 - 3915 Highway 41, Templeton**

MLS® #NS25006407

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## **\$849,900**

3 Bedroom, 4.00 Bathroom, 2,002 sqft  
Residential on 7 Acres

TempEast(90), Templeton,

Charming 3-Story Treehouse on 7 Acres in Templeton School District with a Guest Cottage and just 3 miles from downtown Atascadero!



Experience the perfect blend of nature, privacy and modern living with this enchanting 3-story haven nestled on beautifully forested acreage with gorgeous oak trees. Located just 3 miles from downtown Atascadero and the 101, this unique property offers an ideal location, with the tranquility of a campground!

The 2 x 6 constructed main house features an open floor plan with an open kitchen on the lower floor, along with dining, and living area, all complemented by bamboo flooring throughout. On the main floor, you'll also find a convenient laundry and powder room. A cozy wood-burning fireplace adds warmth to the living space, while a covered concrete patio equipped with ceiling fans is perfect for outdoor relaxation.

The second level boasts two bedrooms, each with en suite bathrooms for added privacy and comfort. The primary suite includes a walk-in closet and French doors that lead to a wrap-around deck, where you can enjoy your morning coffee surrounded by nature!

On the third floor, a massive bonus room offers versatile space that can serve as a living area, bedroom, and office in one! French

doors open to another wrap-around deck high in the treetops! You'll feel like a kid again without having to climb the trees!

The guest cottage featuring 1 bedroom and 1 full bathroom is just up the hill from the main house and offers an open floor plan, as well as indoor laundry, updated flooring, and fresh paint. An open concrete patio offers a lovely spot for outdoor relaxation, and a giant storage shed provides plenty of space for all your storage needs.

Follow the hiking trail with a glass of your favorite Paso wine in hand to the top of the lot, where you will enjoy breathtaking sunset views and serene beauty and seclusion.

Imagine living in one house and renting out the other, creating an opportunity for additional income! The property is equipped with Starlink high-speed internet, ensuring you stay connected even in this secluded paradise.

Easement access at the rear of the lot adds convenience. With its unique charm, modern amenities, and prime location, this property offers a rare opportunity to live amidst nature without sacrificing convenience.

Don't miss out on this extraordinary place to call home!

Built in 2006

**Essential Information**

MLS® #	NS25006407
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,002
Acres	7.00
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Heather Roda
Listing Office	Platinum Properties

### **Community Information**

Address	3915 Highway 41
Area	TTON - Templeton
Subdivision	TempEast(90)
City	Templeton
County	San Luis Obispo
Zip Code	93465

### **Amenities**

View	Trees/Woods
Pool	None

### **Exterior**

Lot Description	Trees
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### **Interior**

Interior	Tile, Vinyl, Bamboo
Interior Features	All Bedrooms Up
Heating	Propane
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

### **School Information**

District	Templeton Unified
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### **Additional Information**

Date Listed	January 6th, 2025
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Days on Market	5
Zoning	RR
Short Sale	N
RE / Bank Owned	N

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