

# **\$1,199,000 - 849 Rolling Hills Road, Paso Robles**

MLS® #NS25010305

**\$1,199,000**

4 Bedroom, 3.00 Bathroom, 2,612 sqft

Residential on 1 Acres

PR City Limits East(110), Paso Robles,

Perched atop a sprawling 1 acre lot just minutes from Downtown Paso Robles, don't miss this 4 bed + den/office, 2 1/2 bath home boasting over 2,600 square feet of living space. The open and inviting living room features exposed wood beams, vaulted ceilings, a large picture window, and a cozy rock surround fireplace for those cooler evenings. The spacious kitchen is a chef's delight, equipped with stainless steel appliances including gas cooktop, double oven, and refrigerator plus an abundance of cabinets, countertop space, and a breakfast bar perfect for casual dining. Adjacent to the kitchen, the dining room offers warmth and ambiance with its own fireplace and access to the backyard, creating an ideal setting for gatherings. The backyard is a true retreat, featuring an in-ground pool and hot tub, ample concrete patio space for outdoor activities and dining, lush lawn and horseshoe pit for entertaining. Additional amenities include approx 600 sq ft covered shop area that could be great for RV/toy storage, leased solar panels, and a batting cage on the side of the property, making it a versatile outdoor haven. The spacious primary suite includes a walk-in closet and a spa-like en suite bathroom with dual vanities, walk-in shower with a built-in bench, and separate toilet area with access out to the pool. Three additional bedrooms provide comfort and space, complemented by another full bathroom with a walk-in shower and a convenient half bath near the living



areas. A large laundry room with a utility sink, generous counter space, and abundant cabinetry ensures practicality, while the 3-car garage accommodates vehicles and storage with ease. Located just moments from the desirable downtown square, this property offers easy access to wineries, restaurants, great schools, parks, and more - blending luxury, comfort, and convenience in a highly desirable setting.

Built in 1981

## Essential Information

MLS® #	NS25010305
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,612
Acres	1.00
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Maci Umbertis
Listing Office	RE/MAX Parkside Real Estate

## Community Information

Address	849 Rolling Hills Road
Area	PRIC - PR Inside City Limit
Subdivision	PR City Limits East(110)
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

## Amenities

Parking Spaces	3
Parking	Garage, RV Access/Parking

# of Garages	3
Garages	Garage, RV Access/Parking
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Sloped Up, Yard
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## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Beamed Ceilings, Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Primary Suite, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Double Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Living Room, Wood Burning
# of Stories	1
Stories	Multi/Split

## School Information

District	Paso Robles Joint Unified
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## Additional Information

Date Listed	January 15th, 2025
Days on Market	1
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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