

# **\$1,200,000 - 6705 San Gabriel Road, Atascadero**

MLS® #NS25012794

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## **\$1,200,000**

4 Bedroom, 3.00 Bathroom, 2,952 sqft

Residential on 6 Acres

N/A, Atascadero,

Beautiful Westside property nestled among mature oaks and overlooking a peaceful seasonal creek, this property offers tremendous potential for multi-generational living or investment. Situated on over 6 acres, the main home features 3 bedrooms and 2 baths, ready for your custom remodel to bring it to its full potential. Recent updates include a new furnace, and the functional layout includes a kitchen with a pantry, a master suite with walk-in closets, an ensuite bath, and a slider leading to the deck.

Complementing the main home is a beautifully constructed ADU of approximately 800 square feet, designed with comfort and accessibility in mind. This modern space features 10-foot ceilings, handicap accessibility, and a well-appointed kitchen with quartz countertops. A spacious Trex deck, approximately 400 sq. ft., extends the living space, perfect for enjoying the serene surroundings.

Both homes are enclosed with durable vinyl fencing, offering low-maintenance upkeep, with additional wire cross fencing to enhance functionality and versatility for various uses. This remarkable property blends the tranquility of its natural surroundings with thoughtful features, making it a perfect choice for crafting your dream retreat or maximizing its potential as an income-generating investment.

Built in 1973



## Essential Information

MLS® #	NS25012794
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,952
Acres	6.28
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lori Bagby
Listing Office	Platinum Properties

## Community Information

Address	6705 San Gabriel Road
Area	ATSC - Atascadero
Subdivision	N/A
City	Atascadero
County	San Luis Obispo
Zip Code	93422

## Amenities

Utilities	Natural Gas Connected
Parking Spaces	3
Parking	Garage Faces Front, Circular Driveway
# of Garages	3
Garages	Garage Faces Front, Circular Driveway
View	Panoramic, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Yard, Horse Property
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## Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Walk-In Pantry, Walk-In

	Closet(s)
Appliances	Gas Cooktop, Gas Oven, Tankless Water Heater, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

### **School Information**

District	Atascadero Unified
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### **Additional Information**

Date Listed	January 22nd, 2025
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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