

# \$998,000 - 216 Via Magnolia, Paso Robles

MLS® #NS25027678

**\$998,000**

4 Bedroom, 4.00 Bathroom, 2,807 sqft

Residential on 0 Acres

PR City Limits East(110), Paso Robles,

This stunning, first-time-on-the-market home exemplifies pride of ownership. Nestled in a sought-after neighborhood close to downtown, this residence combines elegance, functionality, and an open, welcoming design. Upon entry, you'll be greeted by a spacious family room with soaring ceilings that bathe the space in natural light, setting the tone for the seamless flow of the home. The open floor plan connects the kitchen and living room, where a cozy fireplace and direct access to the beautifully landscaped backyard create a perfect space for entertaining. The kitchen is the heart of the home, offering a seamless blend of style and practicality. Go outside to the expansive patio area with pavers, a lush lawn, and plenty of usable yard space with room for a pool—a private oasis ready for relaxation or gatherings. This thoughtfully designed home features 4 bedrooms, including a ground-level bedroom perfect for guests or multigenerational living. Upstairs, each of the 3 bedrooms boasts its own ensuite bathroom, ensuring privacy and convenience. The luxurious primary suite is a retreat of its own, featuring a soaking tub and spacious closet. Additional highlights include a pristine 3-car garage, meticulous landscaping, and a move-in-ready condition that showcases the care and attention of its, to date, only owner. Don't miss this rare opportunity to own a home on one of the most coveted streets in this highly sought-after neighborhood. Experience refined living, just



moments from the charm and conveniences of downtown.

Built in 2007

## Essential Information

MLS® #	NS25027678
Price	\$998,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,807
Acres	0.43
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rebecca Repetto
Listing Office	RE/MAX Success

## Community Information

Address	216 Via Magnolia
Area	PRIC - PR Inside City Limit
Subdivision	PR City Limits East(110)
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	3
Parking	Garage Faces Front, Driveway Up Slope From Street, Paved
# of Garages	3
Garages	Garage Faces Front, Driveway Up Slope From Street, Paved
View	Neighborhood
Pool	None

Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Stucco  
Exterior Features Rain Gutters  
Lot Description Front Yard, Yard, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear  
Roof Tile  
Construction Stucco  
Foundation Slab

## Interior

Interior Carpet, Tile  
Interior Features Ceiling Fan(s), Granite Counters, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), High Ceilings  
Appliances Dishwasher, Gas Cooktop, Microwave, Double Oven  
Heating Forced Air, Natural Gas  
Cooling Central Air, Electric  
Fireplace Yes  
Fireplaces Family Room, Gas  
# of Stories 2  
Stories Two

## School Information

District Paso Robles Joint Unified

## Additional Information

Date Listed February 6th, 2025  
Days on Market 2  
Zoning R1  
Short Sale N  
RE / Bank Owned N

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