

\$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, youâ€™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 poolâ€”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. Donâ€™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) |
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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

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|----------|---------------------------|
| District | Paso Robles Joint Unified |
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Additional Information

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

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