

# \$925,000 - 7455 Bella Vista Road, Atascadero

MLS® #NS25038402

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## \$925,000

3 Bedroom, 2.00 Bathroom, 1,568 sqft  
Residential on 1 Acres

ATNorthwest(20), Atascadero,

This 1,568 sq. ft. custom-designed retreat offers 3 bedrooms and 2 bathrooms, seamlessly blending old-world charm with modern luxury. Set on a private, gated property surrounded by majestic oak trees, this home is a true sanctuary of elegance and tranquility. Additionally, it serves as a licensed and highly rated vacation rental, with the cumulative earnings available for review. A winding flagstone path leads to the inviting front entry, where inside, the gourmet kitchen features hand-laid natural stone walls and warm copper countertops, setting the tone for the home's bespoke craftsmanship. Showcasing intricate brass accents, historic hand-hewn wood beams, and custom steel French doors, the home seamlessly flows to a pergola-covered patio—ideal for outdoor dining and entertaining. The spacious dining area complements the cozy living room, which is centered around a grand stone fireplace, creating an intimate and welcoming atmosphere. The primary suite offers a private retreat with custom steel French doors leading to a secluded outdoor shower and a luxurious double slipper tub set among the trees. Both bathrooms are thoughtfully designed with specialty tile, copper soaking tubs, and unique fixtures, making each space truly one-of-a-kind. The three bedrooms are adorned with romantic lighting, adding to the home's warm and inviting ambiance. Outside, breathtaking valley views set the stage for serene relaxation, complete with a



fire pit and hot tub beneath the stars. Every detail of this property has been carefully curated to provide both character and comfort. A rare and enchanting find, this home is a masterpiece of design, craftsmanship, and investment potential.

Built in 1958

**Essential Information**

MLS® #	NS25038402
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	1.09
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Crabtree
Listing Office	Home & Ranch Sotheby's Intl

**Community Information**

Address	7455 Bella Vista Road
Area	ATSC - Atascadero
Subdivision	ATNorthwest(20)
City	Atascadero
County	San Luis Obispo
Zip Code	93422

**Amenities**

Utilities	Propane
View	Hills, Mountain(s), Trees/Woods
Pool	None

**Exterior**

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Wood
Interior Features	Open Floorplan, Recessed Lighting, All Bedrooms Down
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Atascadero Unified
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## Additional Information

Date Listed	February 21st, 2025
Days on Market	10
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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