

# **\$850,000 - 1530 Via Arroyo, Paso Robles**

MLS® #NS25039195

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## **\$850,000**

3 Bedroom, 2.00 Bathroom, 1,943 sqft  
Residential on 0 Acres

PR City Limits East(110), Paso Robles,

Welcome to this beautifully updated single-level residence in Paso Robles, featuring three bedrooms plus an office, two baths, and 1,943 sq. ft. of living space. Enjoy 10' ceilings throughout, with striking 14' vaulted peaks in the common areas and the primary suite. An owned 6.80kW solar system results in an average \$6 utility bill per month (yes, you read that correctly!). A three-car garage and included laundry and kitchen appliances provide everyday convenience and efficiency. Inside, fresh interior paint, hardwood floors, and new carpet set the stage for comfortable living. Stone accents add a touch of elegance, complementing the fireplace in the family room as well as the passage between the living room and kitchen. The kitchen is equipped with granite countertops, stainless steel appliances, an eat-in peninsula, and a dining nook—ideal for entertaining. The primary suite is a true highlight, complete with a soaring 14' vaulted ceiling, a large walk-in closet, and direct backyard access. Its ensuite bath includes a walk-in shower, soaking tub, and dual vanities. Outside, take in mature landscaping, custom hardscaping, a lawn area, pre-plumbed raised garden beds, various fruit trees, and a private spa—creating a relaxing oasis in the heart of Paso Robles.



Built in 2000

## **Essential Information**

MLS® #	NS25039195
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,943
Acres	0.26
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robert Sousa
Listing Office	COMPASS

### Community Information

Address	1530 Via Arroyo
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, Door-Multi
# of Garages	3
Garages	Garage, Door-Multi
View	Hills
Pool	None

### Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Gentle Sloping
Roof	Clay
Construction	Stucco
Foundation	Slab

### Interior

Interior	Carpet, Tile, Wood
Interior Features	High Ceilings, Main Level Primary
Appliances	Dishwasher, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Paso Robles Joint Unified
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## Additional Information

Date Listed	February 18th, 2025
Days on Market	3
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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