

\$738,800 - 1513 Las Brisas Drive, Paso Robles

MLS® #NS25049897

\$738,800

3 Bedroom, 2.00 Bathroom, 1,325 sqft
Residential on 0 Acres

PR City Limits East(110), Paso Robles,

Perfectly situated on a cul-de-sac in the highly coveted Montebello Estates, this meticulously maintained single-level home is move-in ready w/ numerous upgrades. Designed for both elegance and functionality, its open layout creates a warm & inviting atmosphere, seamlessly blending indoor/ outdoor living—ideal for the iconic California lifestyle. The spacious great room features a cozy gas fireplace & abundant natural light from a sliding glass door leading to the backyard. Step onto the covered patio, perfect for entertaining or private time w/ a morning latte or evening glass of wine while admiring the breathtaking coastal hills. Vaulted ceilings enhance the sense of space, while newly installed (2025) textured carpeting w/ plush padding adds comfort to the bedrooms. A chef's delight, the granite-adorned kitchen is bathed in natural light and boasts white cabinetry w/ sleek metal hardware, stainless steel appliances—including a new Whirlpool range (2025), French-door Samsung refrigerator, Whirlpool dishwasher & microwave—plus a deep single-bowl sink w/ a stainless steel faucet. Expansive counter space makes meal prep a breeze, while beautiful extra wide vinyl plank flooring flows throughout the main living areas. A private hallway leads to all bedrooms, including the serene primary suite w/ a spacious vanity, a remodeled glass-enclosed tile walk-in shower, generous closet, & vaulted ceiling. Two additional bedrooms and a full bathroom with a



shower-over-tub offer flexible living space, including room for a home office or a study. Additional features include a new air conditioner (2024); a new roof (2023), thoughtfully preserving the original Spanish tiles, now showcasing a gentle patina; ceiling fans; window shutters; an indoor laundry room; and an attached 2-car finished garage with built-in cabinets, all of which add extra peace of mind and value. The exterior has been beautifully enhanced with freshly installed bark, drought-resistant plants, and custom pavers, offering both aesthetic appeal and low-maintenance ease.

Ideally located just minutes from historic downtown Paso Robles, this home offers easy access to charming boutiques, renowned tasting rooms, and an array of exceptional dining options, including Michelin-recognized restaurants. With vibrant annual events and a rich local culture, this sought-after region is truly a premier destination. Donâ€™t miss outâ€“schedule your showing today and make this Central Coast Wine Country gem your new home!

Built in 1998

Essential Information

MLS® #	NS25049897
Price	\$738,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,325
Acres	0.20
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed

Listing Agent	Lorelei Komm
Listing Office	RE/MAX Success

Community Information

Address	1513 Las Brisas Drive
Area	PRIC - PR Inside City Limit
Subdivision	PR City Limits East(110)
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

Amenities

Utilities	Sewer Connected, Water Connected, Natural Gas Available
Parking Spaces	2
Parking	Garage Faces Front, Garage, Side By Side, Direct Access, Garage Door Opener
# of Garages	2
Garages	Garage Faces Front, Garage, Side By Side, Direct Access, Garage Door Opener
View	Hills
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Near Park
Windows	Shutters, Drapes
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Storage, Primary Suite, Main Level Primary
Appliances	Dishwasher, Free-Standing Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District Paso Robles Joint Unified

Additional Information

Date Listed March 28th, 2025
Days on Market 17
Zoning R1
Short Sale N
RE / Bank Owned N

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