

# \$995,000 - 1475 Trager Canyon Road, Paso Robles

MLS® #NS25058708

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## \$995,000

3 Bedroom, 3.00 Bathroom, 1,847 sqft  
Residential on 10 Acres

PR Rural West(250), Paso Robles,

Discover the enchanting blend of tranquility and comfort at 1475 Trager Canyon Road in picturesque Paso Robles. Nestled amidst rolling hills, this 3-bedroom, 2.5-bath home spans 1847+/-sqft and offers breathtaking panoramic Westside views that stretch endlessly across the horizon. Step inside to find an inviting great room, seamlessly flowing into a formal dining area, ideal for hosting memorable gatherings. A wet bar adds a touch of elegance and convenience for entertaining guests. The primary suite is a true retreat, complete with a sitting area or office space for relaxation or working remote from home. The property boasts an oversized garage, provides ample space for tools, projects, or storage, while an additional carport offers extra room for vehicles and/or equipment. The expansive 9.74+/- acre lot features a versatile mix of level and downslope terrain, offering a multitude of possibilitiesâ€”for whatever you envision for the space, it is simply a serene escape surrounded by nature. Located just minutes from historic downtown Paso Robles, this haven offers the best of both worldsâ€”tranquil seclusion with access to renowned wineries, charming boutiques, and fine dining. Fresh new carpeting installed March 2025 throughout. The home is being sold AS IS, providing an opportunity to customize to your liking. Donâ€™t let this rare gem slip awayâ€”schedule your showing today and start living your dream! Septic, termite, well & home inspection reports available upon



request.

Built in 2001

### Essential Information

MLS® #	NS25058708
Price	\$995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,847
Acres	9.74
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Michelle Brown
Listing Office	Merrill & Associates Real Estate

### Community Information

Address	1475 Trager Canyon Road
Area	PRNW - PR North 46-West 101
Subdivision	PR Rural West(250)
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

### Amenities

Utilities	Electricity Connected, Phone Available, Propane, Sewer Available, Water Available
Parking Spaces	16
Parking	Attached Carport, Door-Multi, Driveway, Garage, Garage Faces Front, Oversized, Paved
# of Garages	3
Garages	Attached Carport, Door-Multi, Driveway, Garage, Garage Faces Front, Oversized, Paved
View	Hills, Mountain(s), Panoramic, Vineyard

Pool None

## Exterior

Exterior Stucco, Wood Siding  
Lot Description Agricultural, Orchard(s), Paved, SixToTenUnitsAcre, Sloped Down  
Windows Blinds, Double Pane Windows, Skylight(s)  
Roof Composition  
Construction Stucco, Wood Siding  
Foundation Raised

## Interior

Interior Carpet, Tile  
Interior Features Balcony, Breakfast Area, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Ceiling Fan(s), Eat-in Kitchen, Living Room Deck Attached, Open Floorplan, Separate/Formal Dining Room, Tile Counters, Wet Bar  
Appliances Dishwasher, Disposal, Electric Cooktop, Microwave, Water Softener  
Heating Forced Air, Propane  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room, Free Standing  
# of Stories 1  
Stories One

## School Information

District Paso Robles Joint Unified

## Additional Information

Date Listed March 19th, 2025  
Days on Market 53  
Zoning RR  
Short Sale N  
RE / Bank Owned N

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