

\$878,800 - 1534 Via Arroyo, Paso Robles

MLS® #NS25090384

\$878,800

3 Bedroom, 3.00 Bathroom, 2,195 sqft
Residential on 0 Acres

PR City Limits East(110), Paso Robles,

This truly is THE ONE for which youâ€™ve been waiting! Move-in ready & nestled in one of Paso Roblesâ€™ most desirable neighborhoods, this beautiful residence offers an indoor/outdoor flow, comfort & stunning views of the rolling coastal hills from every room. A welcoming covered front porch sets the tone, inviting you into the formal entryway & a spacious, light-filled living room which easily flows out to the appreciably sized backyard (almost 1/3 of an acre). The covered rear patio creates an ideal space for relaxing while enjoying the serene surroundings. The heart of the home is the stunning chefâ€™s kitchen, thoughtfully remodeled with luxurious finishes. Highlights include custom granite countertops sourced from Brazil, designer subway tile backsplash, a walk-in pantry, stainless steel appliances including a 5-burner gas range, French-door refrigerator, built-in microwave, dishwasher & farm-style sink. A large center island w/ breakfast bar offers ample space for entertaining, including a built-in wine fridge. Adjacent to the kitchen is a generously sized granite trimmed laundry room w/ a sink & powder room. Just off the entryway, a spacious study features custom built-ins; this space can easily serve as a home office & guest space. Upstairs are 3 spacious bedrooms, including a serene primary suite w/ treetop views, a light & bright ensuite bathroom with dual sinks. The additional bedrooms are well-sized & the updated hall bathroom features a modern



vanity. Additional features include luxury vinyl flooring, Simplisafe camera/doorbell, custom hardware, USB outlets, adding style & function. The backyard is a true standout, featuring 10 grapevines of several varieties, along w/ cherry, plum & pear trees that produce delicious fruit â€” perfect for sharing, making jam, enjoying Pasoâ€™s summer harvest. Outdoor living is enhanced w/ multiple entertaining spaces including covered front & back porches, an elevated patio w/ expansive views, where you can actually watch launches from Vandenberg Space Force Base, a basketball/game court & storage shed. The attached two-car garage includes a new garage door opener & additional built-in storage. This light-filled home blends tasteful updates, thoughtful design & natural beauty â€” making it a rare and exceptional opportunity. Rounding out this offering is the close proximity to the iconic downtown Paso Robles w/ its myriad of wine bars, restaurants, boutiques, cafes, & renowned annual events. Welcome Home!

Built in 1995

Essential Information

MLS® #	NS25090384
Price	\$878,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,195
Acres	0.28
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lorelei Komm

Listing Office RE/MAX Success

Community Information

Address 1534 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

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 2
Parking Garage
of Garages 2
Garages Garage
View Hills, Neighborhood
Pool None

Exterior

Lot Description Front Yard, Yard
Roof Concrete

Interior

Interior Carpet, Tile, Vinyl
Interior Features Breakfast Bar, Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, Storage, Walk-In Pantry
Appliances Double Oven, Dishwasher, Microwave, Refrigerator, Built-In Range
Heating Forced Air, Natural Gas
Cooling Central Air, Electric
Fireplace Yes
Fireplaces Living Room
of Stories 2
Stories Two

School Information

District Paso Robles Joint Unified

Additional Information

Date Listed	May 23rd, 2025
Days on Market	5
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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