

# \$659,000 - 526 Beverly Avenue, Paso Robles

MLS® #NS25095149

**\$659,000**

4 Bedroom, 2.00 Bathroom, 1,939 sqft

Residential on 0 Acres

PR City Limits West(120), Paso Robles,

Vintage West side charmer with incredible living space and character! Welcome to 526 Beverly Avenue! Located on a picturesque, tree-lined street in the quiet and convenient Paso Robles' desirable West Side.

Overflowing with charm, this spacious 4-bedroom home offers a warm combination of a timeless era, beaming with allure and appeal! Once you step inside the hardwood floors flow seamless through the house, natural light cascading from the large picture windows and tall ceilings! Numerous vintage tile and original accents still adorn the kitchen and baths, as well throughout the home in doors, hardware and finishes, all well maintained. The large living room has coved ceilings and is anchored by a lovely brick fireplace as the focal point of the room. From the living through the sunny dining area is a inviting kitchen which leads through another large flex room and into the spacious sunken primary bedroom area. Newer vinyl slider will take you to a quaint covered patio and view of the gorgeous landscape. Both the home and parcel are perfect for entertaining, gardening, or simply soaking in the sun or relaxing in the shade. This parcel also features towering oak trees, mature and manicured box hedging, an existing small garden area and a powered 300+/- Sf workshop excellent for hobbies, more storage or other creative future uses! Located in Paso Robles' Opportunity Zone, this home is a standout investment for homeowners or investors alike. Just moments



from the Paso Robles Market Walk, downtown shops, restaurants, and the fairgrounds. The unbeatable location blends peace and tranquility with convenience to the vibrancy of downtown Paso Robles!

Built in 1942

## Essential Information

MLS® #	NS25095149
Price	\$659,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,939
Acres	0.16
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Jacob Rodrigues
Listing Office	GUIDE Real Estate

## Community Information

Address	526 Beverly Avenue
Area	PRIC - PR Inside City Limit
Subdivision	PR City Limits West(120)
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

## Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Driveway, Detached Carport, RV Potential
Garages	Driveway, Detached Carport, RV Potential

View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Lawn, Landscaped, Yard, Front Yard
Windows	Screens, Wood Frames
Roof	Shingle
Construction	Stucco
Foundation	Concrete Perimeter, Raised

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Tile Counters, Workshop
Appliances	Gas Range, Water Heater
Heating	Wall Furnace, Floor Furnace
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Paso Robles Joint Unified
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## Additional Information

Date Listed	April 28th, 2025
Days on Market	103
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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