

# **\$1,025,000 - 9019 San Gabriel Road, Atascadero**

MLS® #NS25103418

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## **\$1,025,000**

5 Bedroom, 4.00 Bathroom, 2,325 sqft  
Residential on 1 Acres

ATSouthwest(50), Atascadero,

Fully Remodeled Home + ADU on a Flat, Usable Acre with Development Potential  
Welcome to 9019 San Gabriel Road, a thoughtfully updated property offering versatility, space, and opportunity in the heart of Atascadero. Situated on a flat, usable 1-acre lot, this beautifully remodeled property includes a 4-bedroom, 3-bathroom main home plus a separate studio ADU, perfect for extended family, guests, or rental income. The 1,850 sq ft main residence has been extensively renovated with new flooring, windows, doors, paint, recessed lighting, updated electrical, and a brand-new HVAC system. The redesigned kitchen features modern cabinetry, stainless steel appliances, and flows into a spacious dining area and large living room anchored by a classic wood-burning fireplace. A covered front porch welcomes you into the home, while upstairs, the primary suite includes a walk-in closet and updated ensuite bath. Three additional bedrooms—one with its own ensuite—and a convenient indoor laundry area complete the layout.

Tucked behind the detached garage, the studio ADU offers even more flexibility with its private entrance, kitchenette, full bath, new flooring, and fresh paint, as well as access to laundry in the garage.

Outside, enjoy the newly seal-coated driveway, fresh landscaping, and a large back patio ideal for entertaining or relaxing in the peaceful Central Coast setting. A 14' x 24'



greenhouse with a new roof and a 420 sq ft workshop with 220V power add even more utility and potential to the property.

What truly sets this property apart is it's potential for development under SB9. With access to city sewer, the size and layout of the lot, and the positioning of the home and garage, the possibilities include a lot split, additional dwelling units, or the creation of an incredible multi-generational compound.

Development potential had been discussed with city planning, but buyer to confirm.

Located in the desirable community of Atascadero, you're just minutes from vibrant downtown restaurants, breweries, parks, and local shops. A short drive takes you to the beaches of Morro Bay, the vineyards of Paso Robles, and the cultural hub of San Luis Obispo—this is Central Coast living at its best.

Built in 1948

## Essential Information

MLS® #	NS25103418
Price	\$1,025,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Square Footage	2,325
Acres	0.96
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ian Chandler
Listing Office	Home & Ranch Sotheby's Intl

## Community Information

Address	9019 San Gabriel Road
Area	ATSC - Atascadero

Subdivision	ATSouthwest(50)
City	Atascadero
County	San Luis Obispo
Zip Code	93422

### Amenities

Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Concrete, Garage, Asphalt, Circular Driveway
# of Garages	2
Garages	Concrete, Garage, Asphalt, Circular Driveway
View	Neighborhood
Pool	None

### Exterior

Lot Description	Back Yard, Landscaped, Front Yard, Level, Lot Over 40000 Sqft
Windows	Blinds, Double Pane Windows
Roof	Composition
Foundation	Slab

### Interior

Interior	Laminate
Interior Features	Beamed Ceilings, Separate/Formal Dining Room, Recessed Lighting, Main Level Primary, Multiple Primary Suites, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### School Information

District	Atascadero Unified
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### Additional Information

Date Listed	May 9th, 2025
Days on Market	96

Zoning	RSFY
Short Sale	N
RE / Bank Owned	N

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