

\$499,000 - 1700 South River Road, Paso Robles

MLS® #NS25138108

\$499,000

0 Bedroom, 0.00 Bathroom,
Land on 12 Acres

N/A, Paso Robles,

Endless Possibilities Await on 11.93± Scenic
Acres in Paso Robles Wine Country

No CC&Rs. No HOA. Just land, views, and
opportunity.

Build your dream lifestyle on this rare offering
of nearly 12 acres located just across from the
prestigious gated community of Santa Isabel
Ranchâ€”without the restrictions or HOA.
Nestled in the heart of Central Coast wine
country, this versatile parcel offers exceptional
privacy, expansive views, and development
potential in a highly sought-after location.

Zoned Residential Rural, the property allows
for the construction of a primary residence of
any size, a 1,200 sq. ft. ADU, and a barn or
workshop up to 1,000 sq. ft. plus 40% of the
main residenceâ€™s square footageâ€”giving
you the flexibility to design a multi-use estate,
family compound, or private retreat. Buyer to
Verify with the County.

A newly drilled well is already in place
(currently not connected), saving you time and
expense as you move forward with your plans.

Enjoy the freedom of rural living with
convenient proximity to the charming town of
Templeton and the amenities of Paso Robles
just minutes away. Whether you're envisioning
a modern farmhouse, vineyard estate, or



equestrian getaway, this property is ready for your imagination to take the lead.

Essential Information

MLS® #	NS25138108
Price	\$499,000
Bathrooms	0.00
Acres	11.93
Type	Land
Status	Closed
Listing Agent	Brittany Thompson
Listing Office	Vineyard Professional Real Estate

Community Information

Address	1700 South River Road
Area	699 - Not Defined
Subdivision	N/A
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

Amenities

Utilities	Sewer Not Available, Water Available
View	Hills, Pasture, Pond, Trees/Woods
Waterfront	Pond

Exterior

Lot Description	Horse Property
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Additional Information

Date Listed	June 10th, 2025
Days on Market	28
Zoning	RR
Short Sale	N
RE / Bank Owned	N

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