

# **\$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 Ranch™ 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 residence™s square footage 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 |
|-----------------|----------------|

## Additional Information

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

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