

# \$849,000 - 8200 Portola, Atascadero

MLS® #NS25246496

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## \$849,000

3 Bedroom, 2.00 Bathroom, 2,048 sqft  
Residential on 1 Acres

ATNorthwest(20), Atascadero,

SELLER REVIEWING OFFERS 11/1. Nestled on over half an acre next to Atascadero Lake, this Spanish Revival residence blends timeless architecture with a serene, park-like setting. From the moment you arrive, the handcrafted wood-carved front door and terracotta-tiled entry set the tone for the home's rich character and classic charm.

Inside, graceful arches frame the entry and great room, where soaring beamed ceilings, wrought-iron accents, and a striking stone fireplace create a warm and dramatic focal point. A large picture window overlooks the lush, oak-studded backyard, while three dormer windows and multiple sliders fill the space with natural light and invite seamless indoor-outdoor living.

The adjoining dining area and kitchen feature granite countertops, stainless steel appliances, and bar seating—perfect for casual entertaining. Step outside to a spacious back deck that extends the living area outdoors, ideal for gatherings or quiet mornings overlooking the lake.

The backyard feels like a private park, shaded by a majestic live oak and complete with a gazebo, multiple sitting areas, and peaceful views of Atascadero Lake. A detached art studio out back offers endless versatility as a home office, creative workspace, or playroom.



The primary suite includes its own stone fireplace and sliding doors that open to a private patio and the backyard. Two additional bedrooms and a full guest bath complete the home's comfortable layout.

Located directly across from Atascadero Lake Park, residents can enjoy morning walks around the water, paddle boating, the Charles Paddock Zoo, and community events at the Pavilion on the Lake—all just steps from home. Downtown Atascadero is only minutes away and offers a charming blend of local restaurants, coffee shops, wine bars, breweries, and boutique shopping, all centered around the historic City Hall and Sunken Gardens.

Beyond Atascadero, the home is perfectly positioned to enjoy the very best of the Central Coast lifestyle—within 20 minutes you can explore the wineries and restaurants of Paso Robles, the coastal charm of Morro Bay, and the beaches of Avila and Pismo. Hiking, biking, and equestrian trails are abundant, while San Luis Obispo and Templeton offer additional dining, farmers markets, and cultural experiences just a short drive away.

Built in 1984

**Essential Information**

MLS® #	NS25246496
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,048
Acres	0.58
Year Built	1984
Type	Residential

Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Ian Chandler
Listing Office	Home & Ranch Sotheby's Intl

## Community Information

Address	8200 Portola
Area	ATSC - Atascadero
Subdivision	ATNorthwest(20)
City	Atascadero
County	San Luis Obispo
Zip Code	93422

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Cable Available
Parking Spaces	2
Parking	Concrete, Direct Access, Garage, Driveway Down Slope From Street
# of Garages	2
Garages	Concrete, Direct Access, Garage, Driveway Down Slope From Street
View	Lake, Park/Greenbelt, Trees/Woods, Water
Waterfront	Across the Road from Lake/Ocean, Lake
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Landscaped, Near Park
Roof	Concrete
Foundation	Raised

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater, Trash Compactor, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom

# of Stories	1
Stories	One, Multi/Split

### **School Information**

District	Atascadero Unified
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### **Additional Information**

Date Listed	October 24th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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