

# **\$1,175,000 - 1608 Via Flora, Paso Robles**

MLS® #NS25253308

**\$1,175,000**

3 Bedroom, 2.00 Bathroom, 1,804 sqft

Residential on 0 Acres

PR City Limits East(110), Paso Robles,

Welcome to the Riverglen Heights tract, this 2001 built home is the The Shenandoah Floor plan offering 3 bedrooms, 2 full bathrooms with 1804 sq ft of living space on an Estate sized 18,000+ sq ft corner lot. Perched atop this location are fabulous views of Paso with mesmerizing sky views and sunsets. This meticulously clean & well-maintained home boasts a functional, single level floor plan with all new interior paint and carpet. The thoughtful layout offers a spacious front living room with lots of natural light. The abundant, open-air kitchen offers a functional island with bar seating, an informal dining area flowing into the family room complete with a cozy fireplace, rear patio slider door access, tile flooring, high ceilings, recessed lighting, and sun-soaked windows. The high ceilings throughout the main living areas offer up a feeling of comfortable open space, ideal for entertaining. The Kitchen boasts granite counters, backsplash, all appliances, and ample Oak cabinetry for all your cooking needs. The Primary Suite includes a large walk-in closet, ensuite bathroom with dual sinks, shower stall, separate soaking tub, private toilet, and slider door to the rear patio. The hall bathroom offers a shower over tub. The covered back patio is prime real estate for relaxing, barbecues, and hosting guests. Home includes dual pane windows, ceiling fan/light fixtures, central forced air heating & air conditioning, alarm system, water softener, 3-car garage, boat or RV Parking, separate



laundry room with washer & dryer, utility sink in garage, and solar panels (owned). The manicured lot features a thoughtful design and mature landscaping complete with dual-zone sprinklers, drip irrigation, and some refreshed ground covering throughout. These spacious fenced yards offer plenty of room for pets and kids to roam. Experience the best of Paso living with a super convenient location just minutes to downtown shops, restaurants, entertainment, and Hwy-101.

Built in 2001

## Essential Information

MLS® #	NS25253308
Price	\$1,175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,804
Acres	0.43
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Robbie Matusich
Listing Office	Richard G Matusich & Associates Inc

## Community Information

Address	1608 Via Flora
Area	PRIC - PR Inside City Limit
Subdivision	PR City Limits East(110)
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

## Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas
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	Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	6
Parking	Door-Multi, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener, RV Access/Parking, RV Potential
# of Garages	3
Garages	Door-Multi, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener, RV Access/Parking, RV Potential
View	Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Prewired, Security System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Corner Lot, Drip Irrigation/Bubblers, Front Yard, Landscaped, Lawn, Sloped Up, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows, Screens
Roof	Concrete, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Primary Suite, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Free-Standing Range, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

## School Information

District	Paso Robles Joint Unified
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## Additional Information

Date Listed	November 6th, 2025
Days on Market	35
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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