

\$899,001 - 4255 San Benito Road, Atascadero

MLS® #PI25115685

\$899,001

3 Bedroom, 2.00 Bathroom, 1,583 sqft
Residential on 3 Acres

ATNortheast(10), Atascadero,

Introducing "Sycamore Hollow", a versatile 3-bedroom, 2-bath ranch-style residence situated on 3 level acres in Atascadero's peaceful San Benito neighborhood. This unique property features nitrate-rich soil, ideal for growing melons, gourds, and other crops, and offers ample space for agricultural, equestrian, or recreational use. A newly installed well pump and a robust irrigation system support year-round productivity, while the zoning allows for up to three horses, three cattle, and a variety of other farm animals. The property includes five corrals, multiple outbuildings, a barn for equipment storage, and dual gated entrances for convenient access to the rear of the lot.

Additional amenities include RV hookups, covered carports, and an attached two-car garage, providing abundant space for vehicles, trailers, or farm machinery. The home is served by both a private well and septic system, as well as city water, with potential for future connection to city sewer. Inside, the single-level layout offers vaulted ceilings, updated flooring, a whole-house fan, and wide archways that create a seamless flow between the living and kitchen areas. The kitchen is outfitted with matching stainless steel appliances, generous counter and cabinet space, a breakfast bar, and an adjacent dining area overlooking the front lawn.

The living room is anchored by a brick fireplace and features surround sound speakers and direct access to the



backyardâ€”ideal for entertaining or quiet evenings at home. The primary suite includes large windows, a spacious ensuite bath with dual vanities, a soaking tub, and ample storage. Two additional guest bedrooms offer generous closet space and abundant natural light. Located on one of the largest parcels in the neighborhood, the property also presents a potential opportunity to add an ADU for multigenerational living, guests, or rental income (buyer to verify). With a rare combination of usable acreage, modern amenities, and agricultural potential, "Sycamore Hollow" offers a unique lifestyle opportunity in the heart of Atascadero.

Built in 1997

Essential Information

MLS® #	PI25115685
Price	\$899,001
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,583
Acres	2.68
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Chelsea King
Listing Office	Invest SLO

Community Information

Address	4255 San Benito Road
Area	ATSC - Atascadero
Subdivision	ATNortheast(10)
City	Atascadero
County	San Luis Obispo

Zip Code 93422

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Not Available, Sewer Connected, Water Connected

Parking Spaces 2

Parking Driveway, Garage, Gated, Oversized, Asphalt, Door-Single, Garage Faces Front, Paved, RV Access/Parking, RV Hook-Ups

of Garages 2

Garages Driveway, Garage, Gated, Oversized, Asphalt, Door-Single, Garage Faces Front, Paved, RV Access/Parking, RV Hook-Ups

View Neighborhood

Pool None

Exterior

Exterior Wood Siding

Lot Description Agricultural, Back Yard, Horse Property, Level, Lot Over 40000 Sqft, Ranch, Rectangular Lot, Sprinkler System, Street Level, Value In Land, Yard

Roof Tile, Concrete

Construction Wood Siding

Foundation Concrete Perimeter, Slab

Interior

Interior Carpet, Laminate, Tile

Interior Features Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, All Bedrooms Down, Primary Suite, Laminate Counters, Living Room Deck Attached, Recessed Lighting

Appliances Dishwasher, Disposal, Microwave, Refrigerator, Water To Refrigerator, Gas Oven, Gas Range, Ice Maker

Heating Forced Air

Cooling Central Air, Whole House Fan

Fireplace Yes

Fireplaces Gas, Living Room

of Stories 1

Stories One

School Information

District Atascadero Unified

Additional Information

Date Listed	May 16th, 2025
Days on Market	28
Zoning	RSFY
Short Sale	N
RE / Bank Owned	N

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