

\$1,099,000 - 549 Derby, Paso Robles

MLS® #PI25267805

\$1,099,000

5 Bedroom, 5.00 Bathroom, 3,327 sqft

Residential on 2 Acres

PR City Limits West(120), Paso Robles,

Endless possibilities await with this Westside charmer!

Situated in the heart of Paso Robles Wine Country, this exceptional mini estate offers charm, privacy, and versatility on over two oak-shaded acres. From its beautiful hillside perch, you'll enjoy endless, breathtaking 360° mountain views all within walking distance of historic downtown Paso Robles.

The main home features four spacious bedrooms and four baths, including a flexible fourth bedroom/office option. Warm, inviting design elements and rich character flow throughout, all nestled beneath a magnificent oak canopy with breathtaking views. Whether designed for a large family or explored as an Airbnb/short-term rental opportunity, the layout offers abundant potential. The property also includes a bright and airy one-bedroom, one-bath ADU with vaulted ceilings—ideal for multigenerational living or an excellent source of income. 2 Cozy additional structures, along with the ample room for an RV, boat, and more only enhance the timeless character of this private, peaceful setting.

Don't miss the chance to make this beautiful Paso Robles mini estate your own—schedule your tour today



Built in 1932

Essential Information

MLS® #

PI25267805

Price	\$1,099,000
Bedrooms	5
Bathrooms	5.00
Full Baths	2
Half Baths	2
Square Footage	3,327
Acres	2.10
Year Built	1932
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Katie Sloan
Listing Office	Taylor Hoving Realty Group

Community Information

Address	549 Derby
Area	PRIC - PR Inside City Limit
Subdivision	PR City Limits West(120)
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

Amenities

Utilities	See Remarks, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	9
Parking	Driveway, Garage, Garage Door Opener, Asphalt, Door-Single, Garage Faces Front, On Site, Paved
# of Garages	1
Garages	Driveway, Garage, Garage Door Opener, Asphalt, Door-Single, Garage Faces Front, On Site, Paved
View	Hills, Mountain(s), Panoramic
Has Pool	Yes
Pool	In Ground, Private, See Remarks
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Aluminum Siding, Wood Siding
Lot Description	Front Yard, Trees, Yard

Roof	Composition
Construction	Aluminum Siding, Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Wood, Vinyl
Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, Recessed Lighting, Primary Suite, Dressing Area, See Remarks, Tile Counters
Appliances	Microwave, Refrigerator, Built-In Range, Gas Cooktop, Gas Range, Gas Water Heater
Heating	Forced Air, Floor Furnace, See Remarks
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Paso Robles Joint Unified
High	Other

Additional Information

Date Listed	November 28th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 12th, 2026 at 7:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.