

# **\$1,195,000 - 8830 San Gabriel Road, Atascadero**

MLS® #SC24164813

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## **\$1,195,000**

3 Bedroom, 2.00 Bathroom, 1,900 sqft  
Residential on 2 Acres

ATSouthwest(50), Atascadero,

Nestled on just over two serene acres, this charming Country Tudor home offers a peaceful escape in a setting that feels far from the everyday. Surrounded by gardens, fruit and nut trees, and classic three-rail ranch fencing, the property offers the perfect balance of natural beauty, privacy, and thoughtful comfort.

Inside, the home welcomes with warmth and character. Rich oak hardwood floors and soft carpet flow throughout, complementing rustic features like a 8-inch beamed ceiling and a custom quarter-sawn Douglas fir mantel in the living room. The wood burning fireplace—“with inset Heat-o-lator”—and twin Hunter ceiling fans make the space cozy in every season, while recessed lighting adds a soft glow.

The kitchen, designed for both function and beauty, features granite countertops, a tile backsplash, oak cabinetry with glass-front accents, and a full suite of stainless steel appliances. A large center island with a John Boos butcher block top invites gathering and conversation, while the breakfast nook overlooks the pool and surrounding gardens.

The three bedrooms are designed for comfort and versatility. The primary suite offers a private retreat with French door—opening to the pool, a walk-in closet, and a luxurious en suite bath featuring a soaking Jacuzzi tub, dual vanities, and a spa-style shower. The



second bedroom has built-in bookcases and two closets. The third bedroom includes a built-in desk, Queen Murphy bed, and ample storage—ideal for guests or a home office.

Outdoors, the tranquil atmosphere continues with a covered garden patio, a sparkling inground pool, and a SheShed—currently set up as a sewing room with a ¾ bath. Whether enjoying morning coffee under the trees or an evening swim, the home invites you to slow down and stay awhile.

A detached 24x30 shop with a loft adds room for hobbies or work projects, with 110/220v power. Additional amenities include a natural gas water heater with a recirculating pump, solar attic fan, washer and dryer in the garage, and fire-fighting pump system.

With space for livestock or 4H projects, this is more than a home—it’s a quiet country lifestyle, ready to be lived.

Built in 1983

**Essential Information**

MLS® #	SC24164813
Price	\$1,195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,900
Acres	2.30
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lindsey Harn
Listing Office	Christie's International Real Estate Sereno

**Community Information**

Address	8830 San Gabriel Road
Area	ATSC - Atascadero
Subdivision	ATSouthwest(50)
City	Atascadero
County	San Luis Obispo
Zip Code	93422

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected, Phone Available
Parking Spaces	10
Parking	Garage
# of Garages	3
Garages	Garage
View	Hills, Neighborhood
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Exterior	Stucco, Brick
Lot Description	Horse Property
Construction	Stucco, Brick
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Pantry, Recessed Lighting, Storage, All Bedrooms Down, Main Level Primary, Beamed Ceilings, Sunken Living Room
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Atascadero Unified
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**Additional Information**

Date Listed	August 8th, 2024
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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