

\$1,199,000 - 6705 Llano Road, Atascadero

MLS® #SC25003068

\$1,199,000

4 Bedroom, 3.00 Bathroom, 2,153 sqft
Residential on 5 Acres

ATNorthwest(20), Atascadero,

Nestled on 5.06 oak-studded acres, this exceptional property offers a blend of elegance, functionality, and tranquility. The 2,153 sq. ft. main home features 3 bedrooms, 2 bathrooms, and stunning Brazilian cherry wood floors throughout the living areas and bedrooms. A welcoming deck leads into the spacious living room, highlighted by a wood-burning fireplace with a gas starter, a slate hearth, and a fountain over the mantle as a unique focal point. The kitchen is beautifully appointed with granite countertops, stone flooring, a breakfast nook, and ample cabinet and counter space. The main level also includes two bedrooms—one currently used as a music room, the other featuring French doors and a mirrored wardrobe. A flex room, ideal for a home gym or office and a laundry room for added convenience. Upstairs, the spacious primary suite offers a private retreat, complete with a luxurious bathroom featuring a large soaking tub and separate shower enclosure. Beyond the main home, the property includes a separate approx. 500 sq. ft. studio over the garage with a kitchenette, full bath, Laminate flooring, and a private deck—perfect as a guest house or rental opportunity. For storage and workspace, the property boasts a spacious two-car garage plus a 1,000 sq. ft. shop with ceilings over 12' high and dedicated RV parking. The grounds are simply magical, featuring a sparkling pool with a spa and 2 waterfalls, majestic oak trees, creating a serene and private setting. A



separate fenced garden area for growing your own produce and thoughtfully designed landscaping and hardscape accents throughout. Enjoy the best of country living while being just 3 miles from downtown Atascadero, where youâ€™ll find great restaurants, unique shops, and community events in the Sunken Gardens. Plus, itâ€™s only a 15-minute commute to downtown San Luis Obispo. This is a rare opportunity to own a beautifully designed home with endless possibilities for work, leisure, and entertainment in an idyllic Central Coast setting!

Built in 1991

Essential Information

MLS® #	SC25003068
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,153
Acres	5.06
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Hal Sweasey
Listing Office	Keller Williams Realty Central Coast

Community Information

Address	6705 Llano Road
Area	ATSC - Atascadero
Subdivision	ATNorthwest(20)
City	Atascadero
County	San Luis Obispo
Zip Code	93422

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, RV Access/Parking
# of Garages	2
Garages	Door-Multi, Driveway, Garage, RV Access/Parking
View	Hills, Trees/Woods
Has Pool	Yes
Pool	In Ground, Pebble, Private

Exterior

Lot Description	Back Yard, Front Yard, Sloped Up
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Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), Granite Counters, High Ceilings, In-Law Floorplan, Living Room Deck Attached, Recessed Lighting, Bedroom on Main Level, Primary Suite
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Atascadero Unified
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Additional Information

Date Listed	January 3rd, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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