

# \$859,000 - 5854 Sunbury Avenue, Cambria

MLS® #SC25005208

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## \$859,000

3 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential on 0 Acres

Happy Hill(410), Cambria,

SINGLE LEVEL LIVING is available in this three bedroom, two bath, 1,440 SF house near the top of Happy Hill. The house is in a very private location, aided by the fact that it backs up to the 1,700-acre Covell Ranch to the rear, as well as the many trees surrounding it. The 12,900 square-foot lot also offers the adjacent 4,500 square-foot vacant lot for \$14K, which must be included in the purchase. There is a chairlift currently installed on the back stairs, but can be removed and donated before the close of escrow. The kitchen, dining room and living room all flow nicely into each other. The three skylights add some nice natural light. There is a bonus room off the kitchen which leads to the downstairs area, which consists of a third bedroom, a second (3/4) bathroom, and another room that is currently set up as a kitchenette. The downstairs area has a separate entrance and can be used as a separate lockable space. The laundry area is located in the garage, allowing access from both upstairs and downstairs.



Built in 1971

## Essential Information

MLS® #	SC25005208
Price	\$859,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,440

Acres	0.30
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bob Kasper
Listing Office	The Real Estate Company of Cambria

### **Community Information**

Address	5854 Sunbury Avenue
Area	CAMB - Cambria
Subdivision	Happy Hill(410)
City	Cambria
County	San Luis Obispo
Zip Code	93428

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Driveway, Garage, Asphalt
# of Garages	1
Garages	Driveway, Garage, Asphalt
View	Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description	Sloped Down, Trees
Windows	Skylight(s)
Roof	Composition, Shingle
Foundation	Raised

### **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Eat-in Kitchen, Bedroom on Main Level, Built-in Features, Open Floorplan, Tile Counters
Appliances	Microwave, Disposal, Gas Range, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Coast Unified
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### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	31
Zoning	RSF
Short Sale	N
RE / Bank Owned	N

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