

# **\$1,050,000 - 8750 Balboa Road, Atascadero**

MLS® #SC25029878

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## **\$1,050,000**

3 Bedroom, 3.00 Bathroom, 2,588 sqft  
Residential on 5 Acres

ATNorthwest(20), Atascadero,

Tucked away on the serene west-side of Atascadero, this stunning 3-bedroom, 2.5-bathroom home offers an idyllic retreat on 5.09± private acres. Surrounded by mature oak trees, lush foliage, and a seasonal creek, this 2,588± sq. ft. residence is designed to blend comfort, elegance, and natural beauty.

Step through the front courtyard, where thoughtful landscaping creates a peaceful entryway. A wood front door with glass accents and sidelights sets the tone for the light-filled spaces within. The living room boasts two-story vaulted ceilings, a cozy wood-burning fireplace, and expansive picture windows that frame the breathtaking surroundings. Sliding doors open to a generous patio and deck, perfect for enjoying the fresh air and tranquil views.

The spacious kitchen is designed for both functionality and style, featuring a wrap-around peninsula with bar seating, GE stainless-steel refrigerator, abundant wood cabinetry and picturesque window views. A well-appointed laundry room with built-in storage, folding station, a large sink, and a backyard access door makes daily tasks effortless. The powder room on the main level adds convenience. The oversized two-car garage includes built-in shelving, finished walls, and a water softener.

Upstairs, the primary suite offers a vaulted ceiling, large picture windows, and a spacious



en suite bathroom with dual sinks, a soaking tub, a walk-in shower, and a generous walk-in closet. Two additional guest bedrooms feature large windows and ample closet storage with mirrored doors. A full bathroom with a tiled tub-shower serves these rooms.

Step outside to a large backyard patio and deck overlooking the seasonal creek, creating a perfect setting for outdoor relaxation and entertaining. The property is dotted with mature oak trees with Spanish moss, and a variety of fruit treesâ€”including loquat, plum, quince, and lemon!

The property features ample storage throughout, including two under-stair closets, a built-in desk, and linen cabinetry. Enjoy a private and peaceful setting yet conveniently located near amenities and access to Highway 101.

Donâ€™t miss the opportunity to own this tranquil retreat! Schedule a private showing today and experience the beauty of 8750 Balboa Road firsthand.

Built in 1989

Essential Information

MLS® #	SC25029878
Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,588
Acres	5.09
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence

Style	Spanish
Status	Closed
Listing Agent	Kristen Gentry
Listing Office	Richardson Sotheby's International Realty

### **Community Information**

Address	8750 Balboa Road
Area	ATSC - Atascadero
Subdivision	ATNorthwest(20)
City	Atascadero
County	San Luis Obispo
Zip Code	93422

### **Amenities**

Utilities	Electricity Connected, Propane, Water Connected, Cable Available, Natural Gas Not Available, Phone Available, Sewer Not Available
Parking Spaces	6
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Trees/Woods, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Drip Irrigation/Bubblers, Trees, Lot Over 40000 Sqft, Secluded
Windows	Double Pane Windows
Roof	Tile, Clay
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, Open Floorplan, Recessed Lighting, Tile Counters, Walk-In Closet(s), All Bedrooms Up, Built-in Features, Storage, Two Story Ceilings

Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Dryer, Washer, Freezer, Refrigerator, Water Softener
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Atascadero Unified
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## Additional Information

Date Listed	December 10th, 2024
Days on Market	103
Short Sale	N
RE / Bank Owned	N

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