

# \$850,000 - 13750 Falcon Road, Atascadero

MLS® #SC25219125

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## \$850,000

3 Bedroom, 3.00 Bathroom, 2,011 sqft  
Residential on 22 Acres

ATSouthwest(50), Atascadero,

Hilltop retreat offering breathtaking views spanning from the coast to Paso Robles, Santa Margarita, and beyond. This 3-bedroom, 2.5-bath home offers 2,011± sq. ft. of single-story living space with large windows framing a panoramic backdrop. Move in as-is or remodel and update to your taste. The property features a producing private well, a recently serviced septic system, and a clean Section 1 pest report. The interior layout includes a primary suite with a roomy walk-in closet and large soaking tub, while additional features include a dedicated laundry room, high ceilings, skylights, and a wood-burning fireplace. The exterior includes a gated entry, an attached 2-car garage, and plenty of room for an RV and other toys. Enjoy a rural setting just ~6.5 miles from Downtown Atascadero conveniences!



Built in 1999

## Essential Information

MLS® #	SC25219125
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,011
Acres	22.23

Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Valerie Walla
Listing Office	Century 21 Masters

## Community Information

Address	13750 Falcon Road
Area	ATSC - Atascadero
Subdivision	ATSouthwest(50)
City	Atascadero
County	San Luis Obispo
Zip Code	93422

## Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, Paved, RV Access/Parking, RV Potential
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, Paved, RV Access/Parking, RV Potential
View	City Lights, Hills, Mountain(s), Ocean, Panoramic
Pool	None

## Exterior

Exterior	Drywall, Stucco
Lot Description	Flag Lot, Irregular Lot, Sloped Down, TwentyOneToTwentyFiveUnitsAcre
Windows	Skylight(s)
Roof	Shingle
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	All Bedrooms Down, Ceiling Fan(s), High Ceilings, Open Floorplan, Primary Suite, Walk-In Closet(s)
Heating	Forced Air, Propane

Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **School Information**

District	Atascadero Unified
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### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	93
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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