

# \$390,000 - 46 Via Santa Barbara, Paso Robles

MLS® #SC26027907

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## \$390,000

2 Bedroom, 2.00 Bathroom, 1,536 sqft  
Manufactured In Park on 0 Acres

PR City Limits West(120), Paso Robles,

Welcome to 46 Via Santa Barbara, a 2-bedroom, 2-bath, 1526 sq ft home on owned land in Rancho Paso Estates. In addition to a two-car garage, the only garage youâ€™™ll find on this side of the park, youâ€™™ll pay no space rent, and its permanently attached to the foundation. This lovely home has been rigorously maintained!

The long, covered front porch leads to a spacious living room and dining area with vaulted ceilings. Plentiful windows offer views of the rose garden, apple trees, and a seasonal creek. The kitchen has an updated cook top, double ovens and an inviting peninsula. The open and airy space opens to another living and dining area with a slider to the front porch. The spacious primary suite has two closets and the en-suite bathroom includes double sinks, a soaking tub and separate shower. The second bedroom is generous and shares a Jack and Jill bathroom with the laundry room. In addition to room for a washer and dryer, there is office space, a skylight, hookups for a 2nd refrigerator, and ample cabinetry for organizing. From here, access the expansive bonus room, lined with cabinetry and lots of windows. Entry doors with integrated blinds provide easy, private access in and out the east and west end. This flexible space can be whatever you desire!

The home was tented and re-leveled, the roof has been replaced, and a new HVAC installed,



a new tankless water heater was added. The automatic garage door opener was replaced and new aluminum roof and gutters installed. The two-car garage is the only garage youâ€™ll find in this section of the park, there are built in workbenches and shelving plus a covered breezeway connects to the front and east entrance to the bonus room. Now is your chance to own a turn key home with comfort, convenience and the many amenities of this vibrant, 55+ community! Rancho Paso offers a pool, spa, clubhouses, parks and lots of social activities while being just minutes from shopping, dining and wine country.

Built in 1978

### **Essential Information**

MLS® #	SC26027907
Price	\$390,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,536
Acres	0.13
Year Built	1978
Type	Manufactured In Park
Status	Closed
Listing Agent	Tiffani Morones
Listing Office	Navigators Real Estate

### **Community Information**

Address	46 Via Santa Barbara
Area	PRIC - PR Inside City Limit
Subdivision	PR City Limits West(120)
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

### **Amenities**

Amenities	Clubhouse, Meeting Room, Barbecue, Picnic Area, Pool, Spa/Hot Tub, Trash
Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood, Park/Greenbelt
Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior	Masonite
Lot Description	ZeroToOneUnitAcre
Windows	Skylight(s), Screens
Construction	Masonite
Foundation	Permanent

## Interior

Interior	Carpet, Laminate
Interior Features	Primary Suite, Jack and Jill Bath
Appliances	Double Oven, Dishwasher, Gas Cooktop, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air, Attic Fan
# of Stories	1
Stories	One

## School Information

District	Paso Robles Joint Unified
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## Additional Information

Date Listed	February 5th, 2026
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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