

Views of Atascadero and Beyond!



Central Coast Property Sales
Kelly Vandenneuvel, Owner Broker, GRI

(805) 471-1046
License #01472453

Priced at \$1,250,000

8255 Balboa Road • Atascadero, CA 93422

Property Features

- Five+ Serene and Tranquil Acres
- Main Home has Three Bedrooms and Three Bathrooms
- Views of Atascadero and Beyond
- Large Deck for Entertaining or Relaxing
- Fenced Orchard with Many Fruit Trees
- Large Two-Car Garage, RV Parking with Water and Electricity
- Workshop, Sheds and Other Storage
- Central Propane Gas Heating and Wood Stove
- Walking Trails and Sitting Areas Within Fenced and Gated Property
- Separate Cottage with One Bedroom, One Bath and a Fenced Yard



This five acre plus property is nestled in nature, and has stunning views of Atascadero and beyond! Located in a highly sought after, serene and tranquil location on the westside of Atascadero this property has so much to offer. The main home which has three bedrooms, three full baths, and everything you need to feel right at home – a large living room and dining area with new flooring overlooking the fenced orchard with apple, asian pear, apricot, plum, cherry, persimmon, pomegranate and fig trees. A large kitchen with lots of storage and a pantry, a mud room and more storage.

There is a large two car garage, RV parking with water and electricity, a two room out building and a metal shed. A large deck in front of the home offers plenty of room for entertaining on a warm summer evening or a place to just simply enjoy the peace and solace of the natural surroundings.

There is also a quaint 640 square foot one bedroom, one bath cottage on the property with it's own fenced yard and electric meter. It has a new roof, new flooring, new septic, an electric stove/oven combo, and a wood burning stove.

www.8255Balboa.com

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