

**Active • Single Family Residence****\$500,000****5395 Bolsa Rd • Atascadero 93422****22 days on the market****3 beds, 3 full baths • 2,563 sqft • 404,263 sqft lot • \$195.08/sqft • Built in 1947****Listing ID: NS19148573****From Hwy 101, exit Traffic Way, head west on Santa Lucia, follow Santa Lucia to Bolsa. Right on Bolsa, Property is just past the creek, left side, sign is up. Please drive very slowly on Bolsa.**

WESTSIDE TWO HOMES on ~10 ACRES!! Hard to beat Paradise Valley in northwest Atascadero! The desirable micro-climate offering cooler summer temps and the scenic beauty of oaks, evergreens, rolling hills and charming wildlife. This property is ideal for buyers willing to roll up their sleeves and invest time and T.L.C. to restore these two vintage homes. The main home features a huge living room, dining room, country style kitchen, 2 bedrooms, 2 baths, laundry room and enclosed porches front and back. The main home has been updated with numerous dual pane windows. The 2nd home features an extensive covered front porch, cheery kitchen, living room, bedroom and full bath. Each home features its own address and septic system. There's a 3 car carport with attached workshop with workbench and interior lighting. The property features a well, rolling and level topography and seasonal creek. The homes are privately situated on a scenic knoll offering picturesque views. View Visual Tour with more photos and details!!

**Facts & Features**

- Listed On 06/23/2019
- Original List Price of \$500,000
- Levels: One
- 0 Garage spaces
- 0 Total parking spaces
- Laundry: Individual Room, Inside
- Heating: Central, Propane
- Fireplace: Living Room, Wood Burning
- Patio: Concrete, Enclosed Glass Porch
- View: Trees/Woods, Valley

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Walk-In Closet
- Eating Area: Dining Room, Separated, Country Kitchen
- Appliances: Electric Range, Propane Range, Refrigerator, Water Heater
- Other Interior Features: Beamed Ceilings, Block Walls, Formica Counters, Storage

**Exterior**

- Lot Features: Up Slope from Street
- Waterfront Features: Creek
- Security Features: Smoke Detector(s)
- Sewer: Conventional Septic

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 050241002

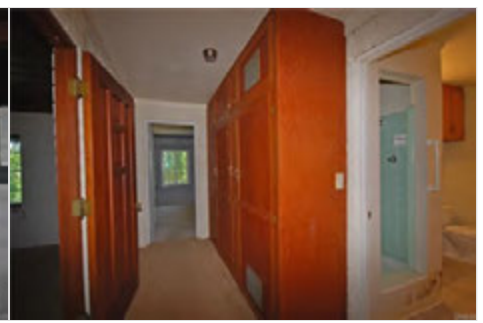
**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

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**Active • Single Family Residence****\$549,000****5580 San Benito Rd • Atascadero 93422****6 days on the market****3 beds, 2 full baths • 1,629 sqft • 27,370 sqft lot • \$337.02/sqft • Built in 2005****Listing ID: SP19175983****El Camino Real to San Benito Road, property is on corner but set nicely back**

This beautiful home, situated on just over a half acre, features a host of special amenities. Well positioned and set back from the street, this property lends itself well to RV parking plus a lot of extra parking space outside the two car garage. Have lots of vehicles? No problem, this property has a place for several of them. Want a great outdoor entertaining area? This home has that too! Featuring a customized outdoor fireplace, pizza oven (ever the rage now), and built-in BBQ, this home lends itself well to entertaining inside and out. Built in 2005, this home has high ceilings and sense of openness from the modern floor plan. Don't miss your opportunity to fall in love with this wonderful home and make it yours!

**Facts & Features**

- Listed On 07/24/2019
- Original List Price of \$549,000
- Levels: One
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: In Closet
- Cooling: Central Air
- Heating: Central
- Fireplace: Living Room
- Patio: Concrete, See Remarks
- View: Mountain(s)

**Interior**

- Rooms: All Bedrooms Down, Living Room, Walk-In Closet
- Eating Area: Area, Breakfast Counter / Bar
- Appliances: Dishwasher, Gas Oven, Gas Range
- Other Interior Features: Cathedral Ceiling(s)

**Exterior**

- Lot Features: Back Yard, Corner Lot
- Sewer: Public Sewer
- Other Exterior Features: Kennel

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 049151017

**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

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**Active • Single Family Residence****\$549,900****8775 Casanova Rd • Atascadero 93422****6 days on the market****4 beds, 3 full baths, 1 partial baths • 3,076 sqft • 112,385 sqft lot • \$178.77/sqft • Built in 1986****Listing ID: PI19176418****41 to San Gabriel, left on to Monita, right at San Marcos, then a quick left to Andrita which turns into Casanova. Property on right at first bend.**

Westside Atascadero home with great potential for 3,000 +/- sq.ft., close to the downtown, zoo, and highway 101 access. House is very versatile, from the entry you have the living room with fireplace, spacious kitchen with tile countertops and dining area. There is also a family room with fireplace, and a den that can be used as a second master bedroom as it has it's own bath, with an additional room off of the bedroom could be used for office or exercise room. There is also an additional 1/2 bath and laundry room. Upstairs features two more bedrooms, a full bathroom, and the master suite. Large driveway, spacious deck at the back of the home. Enjoy Oak trees and views of the countryside in the backyard with a fire pit.

**Facts & Features**

- Listed On 07/24/2019
- Original List Price of \$549,900
- Levels: Two
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Inside
- Cooling: Central Air
- Heating: Forced Air
- Fireplace: Family Room, Living Room
- Patio: Deck
- View: Mountain(s), Neighborhood

**Interior**

- Rooms: Family Room, Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Suite, Separate Family Room, Two Masters
- Eating Area: Area
- Appliances: Dishwasher, Double Oven, Gas Cooktop, Microwave

**Exterior**

- Lot Features: 2-5 Units/Acre, Sloped Down
- Sewer: Engineered Septic

**Additional Information**

- Real Estate Owned sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 055071017

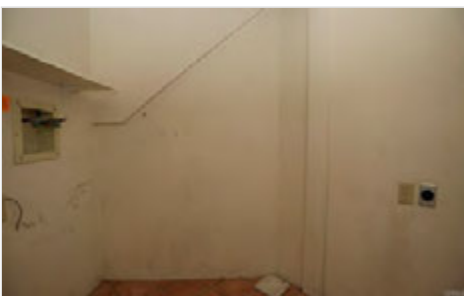
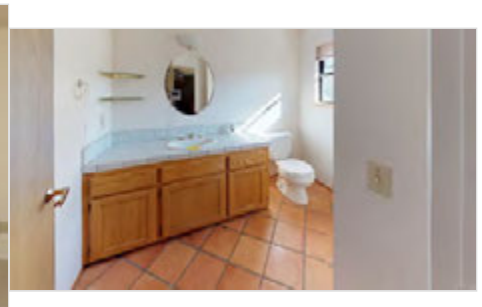
**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035  
2665 Shell Beach Rd. #J  
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**Active • Single Family Residence****\$587,000****9012 Palomar Ave • Atascadero 93422**

222 days on the market

**3 beds, 2 full baths • 1,605 sqft • 60,984 sqft lot • \$365.73/sqft • Built in 2001**

Listing ID: OC18294431

**Cross Streets: El Camino**

Beautiful 3/2 home on 1.4 Oak studded acres. This completely updated home is loaded with rustic charm and quality finishes. New flooring throughout home, including custom Italian tile and some marble. Upgraded kitchen has granite counter tops and stainless steel appliances with new wine cabinet. A wet Butler's pantry, separate laundry room, and extra walk-in closet and bonus room. New HVAC/central air and heat unit.

**Facts & Features**

- Listed On 12/20/2018
- Original List Price of \$587,000
- Levels: One
- 2 Garage spaces/Detached Garage
- 10 Total parking spaces
- Laundry: Dryer Included, Individual Room, Washer Included
- Cooling: Central Air
- Heating: Forced Air, Natural Gas

**Interior**

- Rooms: Bonus Room, Walk-In Closet
- Appliances: Built-In Range, Dishwasher, Electric Oven, Disposal, Refrigerator

**Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 030111048

**JoAnn Outland**

State License #: 01799035

Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035

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**Active • Single Family Residence****\$595,000****5495 Bajada Ave • Atascadero 93422****1 days on the market****3 beds, 2 full baths • 1,951 sqft • 44,431 sqft lot • \$304.97/sqft • Built in 1982****Listing ID: SC19180031****Take Traffic Way East from El Camino, Left on Bajada, when you reach the stop sign at Rosario the driveway will be directly ahead of you**

Peaceful tranquility, close to town, with a granny unit! Perched on just over an acre close to downtown Atascadero sits this wonderful 3-bedroom 2-bathroom home of 1951 square feet with an office and detached 1 bed 1 bath granny unit! Nestled in the oaks, you will find this property offers peaceful serenity & privacy all while being just a minute or two from downtown Atascadero's shopping, restaurants & movie theater! The homes main living space features breathtaking vaulted ceilings dressed in knotty pine and bathed in natural light from the many dual pane windows! The spacious upstairs master suite has two separate closets & an additional storage that could be used for luggage or other large items. The newly remodeled master bath is stunning with its large tile shower finished with dual shower heads and dual vanity's. On the main level you will find two additional bedrooms, a bath, and a separate office space. A very spacious rear deck is surrounded by oaks and perfect for entertaining. Detached from the home is a large two car garage with a one bedroom one bath additional unit overhead featuring a full kitchen & bath! Call your Realtor today!

**Facts & Features**

- Listed On 07/29/2019
- Original List Price of \$595,000
- Levels: Two
- 2 Garage spaces/Detached Garage
- 2 Total parking spaces
- Laundry: In Garage, Individual Room
- Heating: Central, Natural Gas
- Fireplace: Family Room
- Patio: Deck

**Interior**

- Rooms: Kitchen, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Utility Room

**Exterior**

- Lot Features: Lot Over 40000 Sqft
- Sewer: Public Sewer

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 028311045

**JoAnn Outland**

State License #: 01799035

Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035

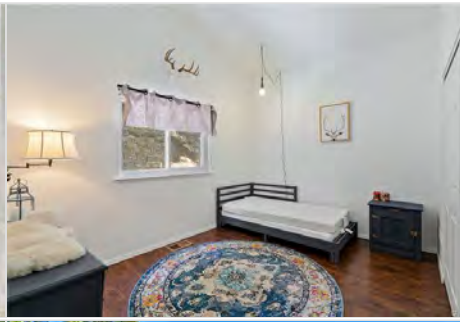
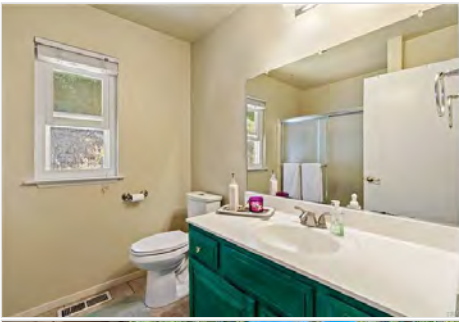
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**Active • Single Family Residence****\$599,000****1000 N Ferrocarril Rd • Atascadero 93422****50 days on the market****3 beds, 2 full baths • 2,026 sqft • 24,394 sqft lot • \$295.66/sqft • Built in 2005****Listing ID: PI19139059****North on El Camino to Ferrocarril and make a right.**

Finally, a turn key home with acreage, just a few blocks from town! Enjoy this like-new 2005 built home within this highly desirable subdivision. Features include a gorgeous kitchen with 16" tiled floors, granite counter-tops, and natural light throughout. Walk into the living room and notice the expansive vaulted ceilings that make you feel like you are at home! Even more, step into your master bedroom with a relaxing open floor plan. Enjoy a soak in your large garden tub with adjoining enclosed shower and of course his and her sinks. Situated on a 1/2 acre lot, encompassing a large garden area with several fruit trees. Store your tools in the 10 x 16 barn style lofted storage shed. The back yard is truly ready for your own personal touch of landscaping and design. Best of all, you are located in the much sought after Templeton School District! There are no other homes quite like it on the market right now, don't hesitate – call now to be the first in line for this incredible value!

**Facts & Features**

- Listed On 06/10/2019
- Original List Price of \$599,000
- Levels: One
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup
- Cooling: Central Air
- Heating: Central
- View: Neighborhood, Trees/Woods

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Other Interior Features: Granite Counters, High Ceilings, Open Floorplan

**Exterior**

- Lot Features: 0-1 Unit/Acre, Level, Value In Land
- Sewer: Public Sewer

**Additional Information**

- Standard sale
- Templeton Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 049044015

**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

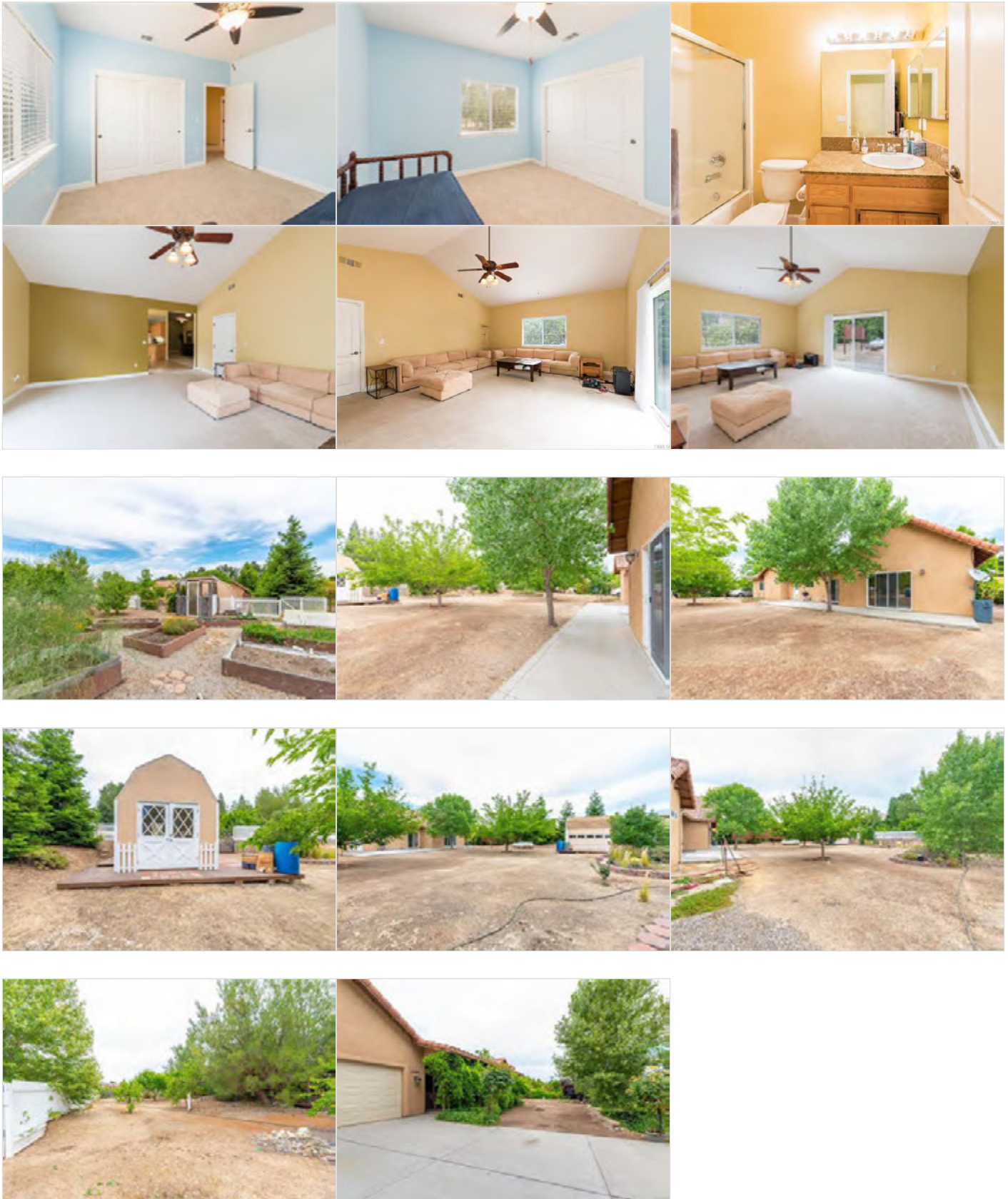
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**Active** • Single Family Residence**\$599,000** ↓**3900 Obispo Rd** • Atascadero 93422

92 days on the market

**2 beds, 2 full baths, 1 partial baths** • **1,744 sqft** • **2.5 acre(s) lot** • **\$343.46/sqft** • **Built in 1993**

Listing ID: SC19090930

**Hwy 101 to Del Rio, go east. Cross El Camino Real then 1st left is Obispo**

The beauty of this property is in the acreage. It has privacy, oak trees, open pasture, a beautiful 2 bed 3 bath house AND it is 2 minutes away from highway 101! This two-story home is on 2.5 acres and situated at the end of a private driveway. Downstairs is the living room, dining room, kitchen, laundry room, half-bath and large office/den. Upstairs are two master suites with full baths. There is a new forced air heating and AC system, a wood burning stove in the living room and plenty of ceiling fans. Outside you will find a wrap-around front porch, a large two-car garage, storage and back yard deck. There is lots of useable space for gardening and animals and plenty of areas shaded by oaks. Just down the road are equestrian trails, Salinas River access and the village of Atascadero. The wineries of Paso Robles and Templeton are minutes away and it's an easy drive to San Luis Obispo. Because this property cannot be appreciated from the street, please call your Realtor today to make an appointment. to see this beautiful property!

**Facts & Features**

- Listed On 04/29/2019
- Original List Price of \$650,000
- Levels: Two
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Individual Room, Inside
- Cooling: Central Air
- Heating: Forced Air
- Fireplace: Living Room, Wood Burning
- View: Hills, Meadow, Park/Greenbelt

**Interior**

- Rooms: All Bedrooms Down, Den, Two Masters

**Exterior**

- Lot Features: 2-5 Units/Acre, Gentle Sloping, Pasture
- Sewer: Septic Type Unknown

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 049052038

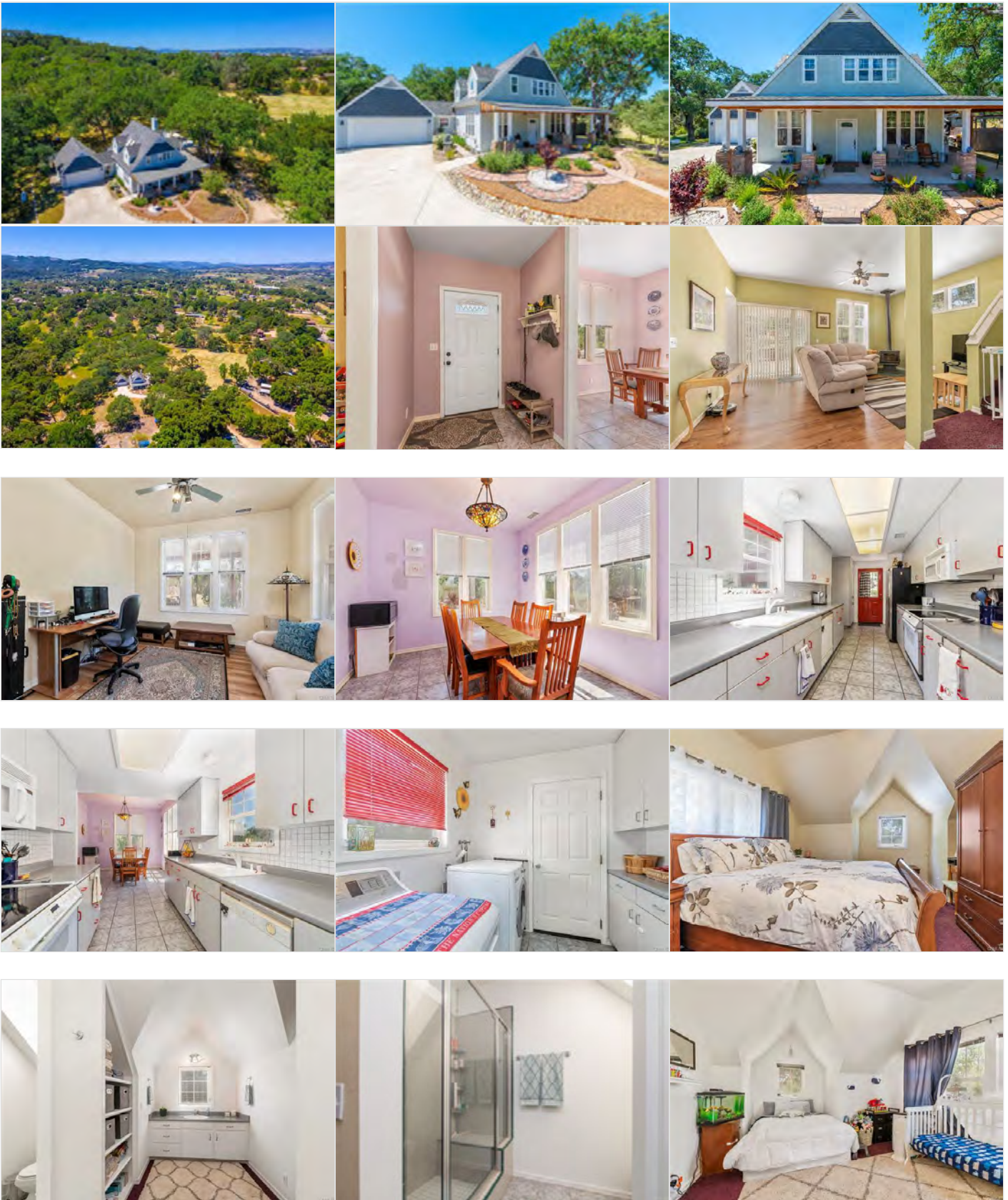
**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035  
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**Active • Single Family Residence****\$599,900****5800 Portola Rd • Atascadero 93422****19 days on the market****3 beds, 2 full baths • 1,827 sqft • 22,500 sqft lot • \$328.35/sqft • Built in 1952****Listing ID: SP19162575****From 101, take Traffic Way exit, west onto San Anselmo, right onto Portola, home on left.**

Country Ranchette! Enjoy living just minutes from downtown Atascadero but with more than 1/2 acre of space in this well-designed home that has been updated throughout. The open floorplan showcases the gourmet kitchen with stunning granite counters and stainless appliances. Polished hardwood floors add warmth and the entire color palette is truly inviting. There is also a spacious family room with a beautiful gas fireplace. The large master suite features two closets and the other two bedrooms are generously sized. The flexible office/bonus room and convenient indoor laundry room make this home ideal. Recently repainted inside and out plus a new roof, new electric, new plumbing, new water heater, and new dual paned windows - this home is move-in ready. With two gated entries, mature fruit trees, three small shop buildings, and room for an RV, this property has room for all of your hobbies and plenty of space to entertain and enjoy the great Atascadero climate.

**Facts & Features**

- Listed On 07/11/2019
- Original List Price of \$599,900
- Levels: One
- 1 Garage spaces/Attached Garage
- 7 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- Cooling: Central Air
- Heating: Central, Natural Gas, Fireplace(s)
- Fireplace: Family Room, Gas
- View: Hills, Mountain(s), Neighborhood

**Interior**

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Workshop
- Eating Area: Breakfast Counter / Bar, Breakfast Nook, Dining Room
- Appliances: Dishwasher, ENERGY STAR Qualified Water Heater, Disposal, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Storage

**Exterior**

- Lot Features: 0-1 Unit/Acre, Back Yard, Lot 20000-39999 Sqft, Sprinklers In Front, Up Slope from Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Conventional Septic

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 054061019

**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035  
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**Active** • Single Family Residence**\$600,000** ↓**12200 El Camino Real** • Atascadero 93422

63 days on the market

**3 beds, 2 full baths** • 1,452 sqft • 89,298 sqft lot • **\$413.22/sqft** • **Built in 1950**

Listing ID: NS19106556

**El Camino Real. Cross Street is Santa Barbara.**

\$50,000 price reduction! Offering both the charm of yesteryear and the elegant convenience of today, this beautiful vintage home is beckoning you. Welcoming and warm you will find this enchanting home perfectly updated. The kitchen has generous cabinets and granite counters beckoning the inspired home chef. The dining area is surrounded by windows and opens to a cozy family room. Both baths are updated and offer both tub and showers. The bonus room, featuring a fireplace and abundant windows, offers so much possibility. A family room and office? Master bedroom? Stepping outside you will find the views spectacular. Located on two usable acres gives you the opportunity to garden, bring the horses and chickens, enjoy the peace and beauty of the land and so much more. The back patio is serene and lushly landscaped. There have been weddings and multiple gatherings held here and you will see why when you make your appointment to view this home. An added bonus is the three car garage or workshop. Full of style and space you will find a multitude of uses for this separate building. Sit on the front porch and enjoy your coffee or a glass of wine. Relax or entertain on the beautiful patio. As an added bonus, an adjoining acre is also available for purchase!! Call your agent for further details!

**Facts & Features**

- Listed On 05/08/2019
- Original List Price of \$650,000
- Levels: One
- 3 Garage spaces/Detached Garage
- 3 Total parking spaces
- Laundry: Dryer Included, In Closet, Washer Included
- Cooling: Central Air
- Heating: Central
- Fireplace: Bonus Room
- Patio: Concrete, Covered, Deck, Patio, Front Porch
- View: Hills, Mountain(s)

**Interior**

- Rooms: Family Room, Kitchen, Main Floor Bedroom
- Appliances: Dishwasher, Refrigerator
- Eating Area: Breakfast Counter / Bar, Breakfast Nook, In Kitchen
- Other Interior Features: Granite Counters, Open Floorplan

**Exterior**

- Lot Features: Gentle Sloping, Horse Property, Landscaped, Lawn
- Sewer: Septic Type Unknown

**Additional Information**

- Standard sale
- ATSC - Atascadero area
- Atascadero Unified School District
- San Luis Obispo County
- Parcel # 059331014

**JoAnn Outland**

State License #: 01799035

Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035

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**Active • Single Family Residence****\$611,000****4165 Arena Ave • Atascadero 93422****10 days on the market****3 beds, 3 full baths • 1,886 sqft • 26,136 sqft lot • \$323.97/sqft • Built in 1976****Listing ID: NS19172912****South on El Camino Real, RT onto San Anselmo, RT onto Arena, house is on LHS**

Do not miss this move-in ready 3 bedroom, 3 bath with BONUS room and detached workshop on just over a half an acre. Sit out on the patio and enjoy the nicely landscaped front yard with fruit trees and automatic sprinklers or take it out back to the covered patio. While out back, take note of the gorgeous new redwood fencing. You'll love the ample parking, workshop and quiet, low-traffic street. Mature Oaks provide shade and privacy. Large lot has room for a garden and chickens, should you desire. Inside, you will fall in love with the custom Black Walnut counter tops and stainless steel appliances. This home features plenty of storage and a separate laundry room, located off the kitchen. The Master Suite is the perfect retreat with a private deck off the sliding doors and a spa-like bathroom. The bonus room, with separate entrance and 3/4 bathroom would be an ideal, in-law quarters, guest room, game room or AirBnB (check with city for requirements). This home is also has quick access to the 101, and is just a short drive to either San Luis Obispo or Paso Robles. Make an appointment today to come view this exceptional home.

**Facts & Features**

- Listed On 07/20/2019
- Original List Price of \$611,000
- Levels: One
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Individual Room
- Cooling: Central Air
- Heating: Forced Air
- Fireplace: Living Room
- View: Neighborhood

**Interior**

- Rooms: Bonus Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Workshop
- Appliances: Dishwasher, Gas Oven, Gas Range
- Other Interior Features: Bar, Wainscoting

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Sewer: Septic Type Unknown

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 028141013

**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035  
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**Active • Single Family Residence****\$624,000** ↓**7145 Sombrilla Ave • Atascadero 93422**

103 days on the market

**3 beds, 2 full baths • 2,097 sqft • 22,500 sqft lot • \$297.57/sqft • Built in 1984**

Listing ID: SP19047826

**Exit the 101 at the 41 east, right on Santa Ysabel Ave, left on Robles, left on Sombrilla, home is in the right side towards end of street**

PRISTINE!! One of a Kind Custom built home lovingly cared for, including a separate charming fully furnished studio apartment. This beautiful studio would be perfect for your extended family and friends or for a possible rental or Air-B&B. Help pay towards your mortgage! You must see this home to enjoy the open floor concept, with many quality upgrades through out. The updated kitchen features, high end appliances...a Bosch 5 burner stove, a professional refrigerator, double oven, and a dual drawer dishwasher. There are 3 bedrooms with a tranquil private patio and spa just outside the French doors of the master suite. This special home is nestled among many trees and shrubs, providing a serene peaceful setting. The charming gazebo in the middle of this unique spectacular landscaped yard will be a perfect place to rest, relax and watch the wild life stroll by. In the oversized 3 car garage you will find a large workshop with mega built in cabinets, drawers, storage and a I/2 bath, all this on a fenced I/2 acre, with RV parking!! WOW! I can't wait to show this amazing home, which is in an ideal location, close to the market, shopping, theatre, restaurants and the 101. Come and be apart of the fabulous Central Coast Lifestyle!! ,

**Facts & Features**

- Listed On 04/02/2019
- Original List Price of \$654,000
- Levels: One
- 3 Garage spaces/Detached Garage
- 3 Total parking spaces
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Inside, Washer Included
- Cooling: Whole House Fan
- Heating: Forced Air, Wood Stove
- Fireplace: Family Room, Living Room, Gas, Wood Burning
- Patio: Concrete, Covered, Patio Open, Front Porch, Terrace
- Spa: Private, Above Ground, Heated
- View: Courtyard, Hills, Trees/Woods

**Interior**

- Rooms: Family Room, Great Room, Kitchen, Laundry, Living Room, Master Suite, Utility Room, Workshop
- Eating Area: In Family Room
- Appliances: Built-In Range, Dishwasher, Double Oven, Disposal, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Water Line to Refrigerator, Water Softener
- Other Interior Features: Attic Fan, Built-in Features, Ceiling Fan(s), Open Floorplan, Storage, Tile Counters

**Exterior**

- Lot Features: Front Yard, Garden, Gentle Sloping, Landscaped, Lot Over 40000 Sqft, Sprinklers Drip System, Treed Lot, Up Slope from Street
- Sewer: Public Sewer
- Security Features: Smoke Detector(s)

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 029371029

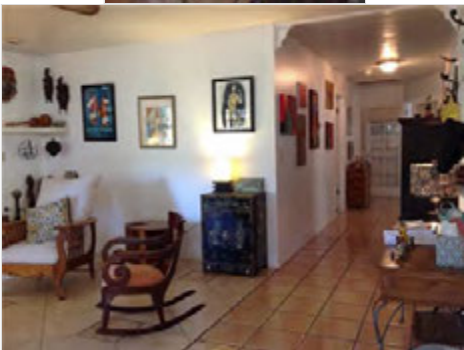
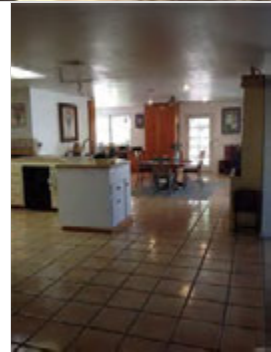
**JoAnn Outland**

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Direct Ph: 805-481-3939

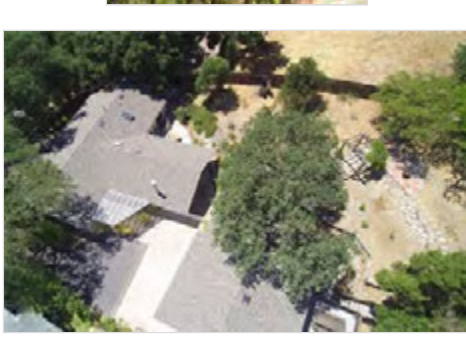
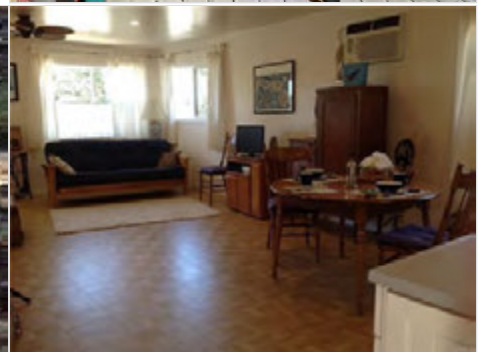
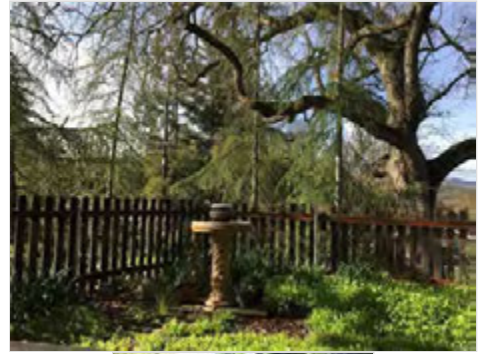
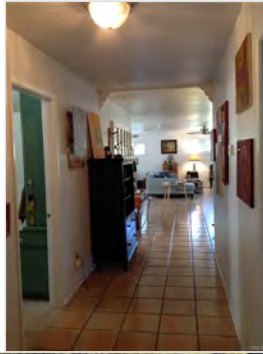
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**Active** • Single Family Residence**\$629,900** ↓**2035 San Fernando Rd** • Atascadero 93422

312 days on the market

**4 beds, 2 full baths** • **2,206 sqft** • **60,984 sqft lot** • **\$285.54/sqft** • **Built in 1972**

Listing ID: NS18231526

**Off Monterey Rd**

Lovely home on wooded lot located on the West side of Atascadero. Rural area, close to town. Property is fenced and nicely landscaped with flagstone walk ways, artificial turf and a large covered gazebo. Covered carport, detached guest unit with kitchen, bathroom and washer/dryer hook ups located in the converted garage. Home features large open kitchen with corian counters, large island and custom cabinets. Open living room with brick fireplace and custom wood staircase. New HVAC was installed last year. Master bedroom, living room and office have new carpet.

**Facts & Features**

- Listed On 09/21/2018
- Original List Price of \$749,900
- Levels: Two
- 0 Garage spaces
- 0 Total parking spaces
- Laundry: In Garage
- Cooling: Central Air
- Heating: Central
- Fireplace: Living Room
- Patio: Patio Open, Front Porch, Stone
- View: Hills, Trees/Woods

**Interior**

- Rooms: Main Floor Bedroom, Master Bedroom, Walk-In Closet
- Eating Area: In Kitchen
- Appliances: Dishwasher, Electric Cooktop, Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s), Corian Counters

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Sewer: Conventional Septic

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 049281007

**JoAnn Outland**

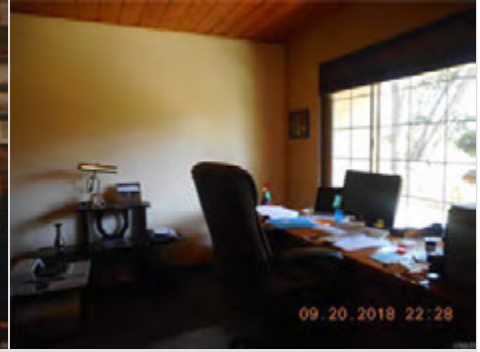
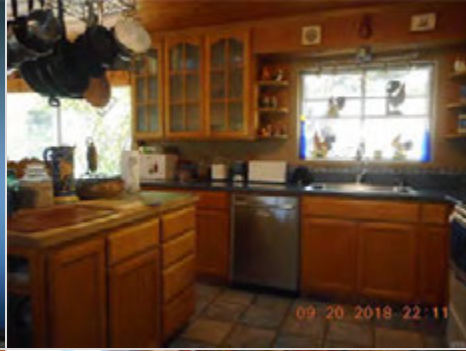
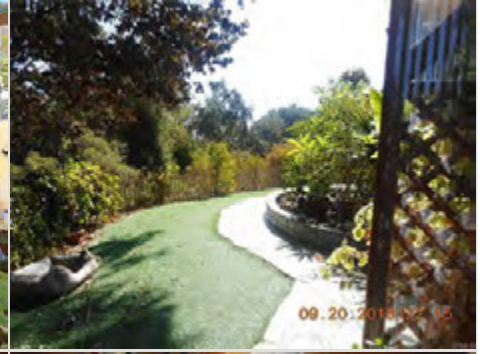
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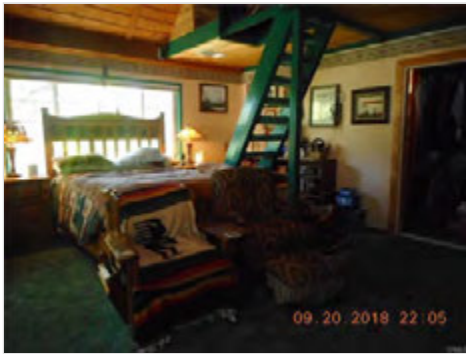
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**Active** • Single Family Residence**\$645,000****7650 Del Rio Rd** • Atascadero 93422**1 days on the market****3 beds, 2 full baths** • **1,797 sqft** • **87,556 sqft lot** • **\$358.93/sqft** • **Built in 1972****Listing ID: NS19173719****HWY 101 to Del Rio Rd. Go west, stay on Del Rio Rd. Property on the right. Keep to the right on a driveway**

Amazing location on a west side of Atascadero, don't miss this this great three-bedroom home. Located on a tree-lined, 2 acre lot, it offers plenty of privacy and hosts a beautiful updated kitchen and bathrooms with granite countertops, an interior laundry room and three-car garage. The open floor plan, high ceilings, spiral staircase, and large windows and decks allow for a wrap-around view of the lovely wooded vista.

**Facts & Features**

- Listed On 07/29/2019
- Original List Price of \$645,000
- Levels: Two
- 3 Garage spaces/Attached Garage
- 3 Total parking spaces
- Laundry: Electric Dryer Hookup, Individual Room, Inside
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- Fireplace: Family Room, Living Room
- Patio: Deck
- View: Trees/Woods

**Interior**

- Rooms: Kitchen, Laundry, Living Room, Loft, Main Floor Bedroom, Master Suite, Separate Family Room
- Appliances: Dishwasher, Double Oven, Electric Cooktop, Water Softener
- Eating Area: Breakfast Counter / Bar, Breakfast Nook, In Living Room
- Other Interior Features: Balcony, Beamed Ceilings, Granite Counters, High Ceilings, Living Room Balcony, Open Floorplan

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Septic Type Unknown
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System

**Additional Information**

- Standard sale
- ATSC - Atascadero area
- Atascadero Unified School District
- San Luis Obispo County
- Parcel # 049232019

**JoAnn Outland**

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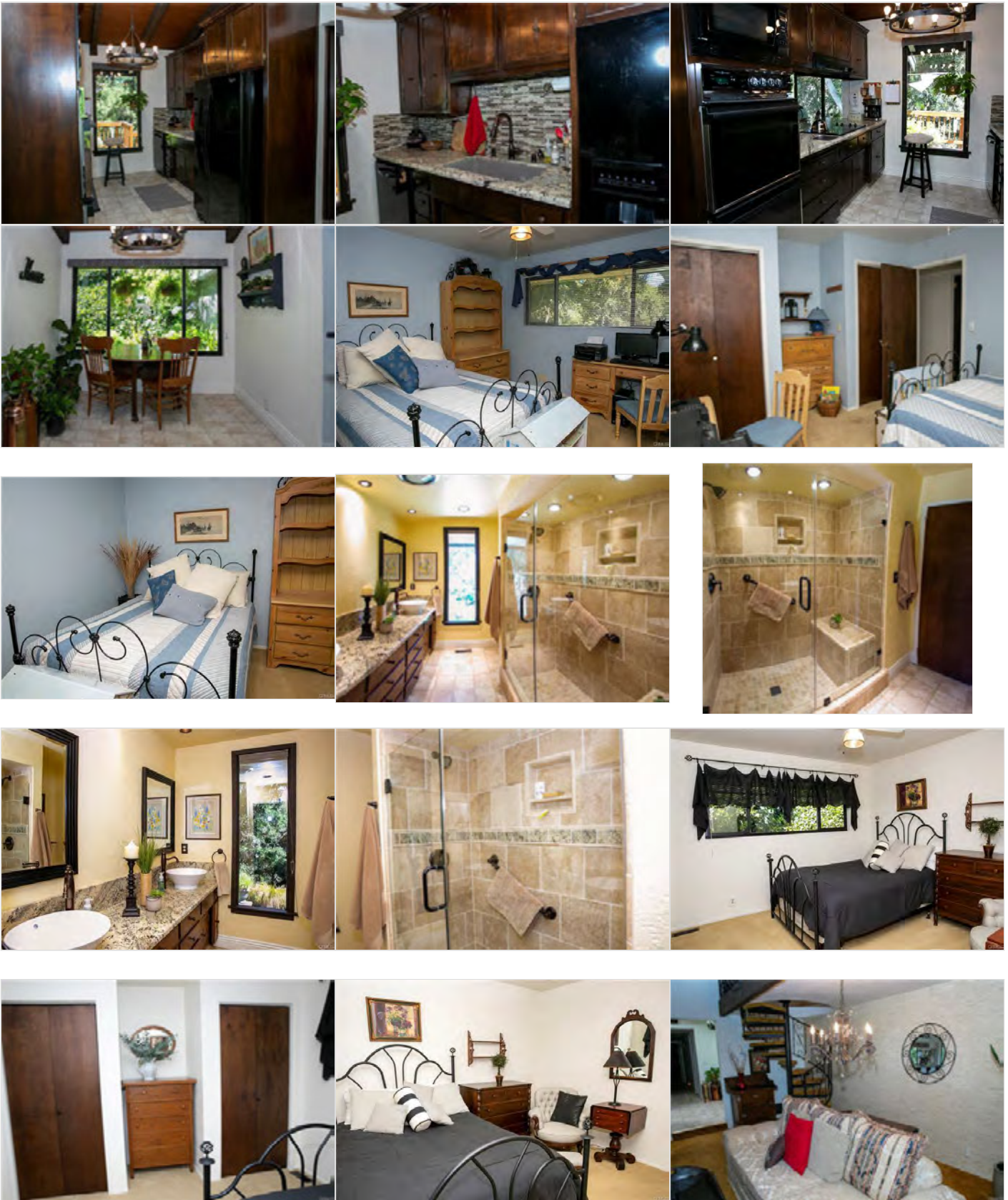
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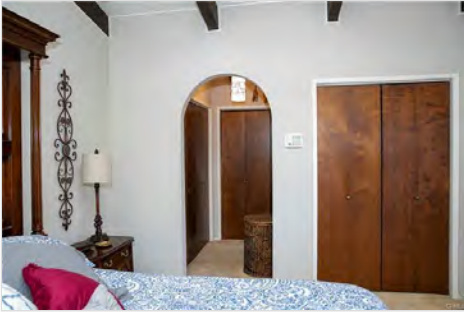




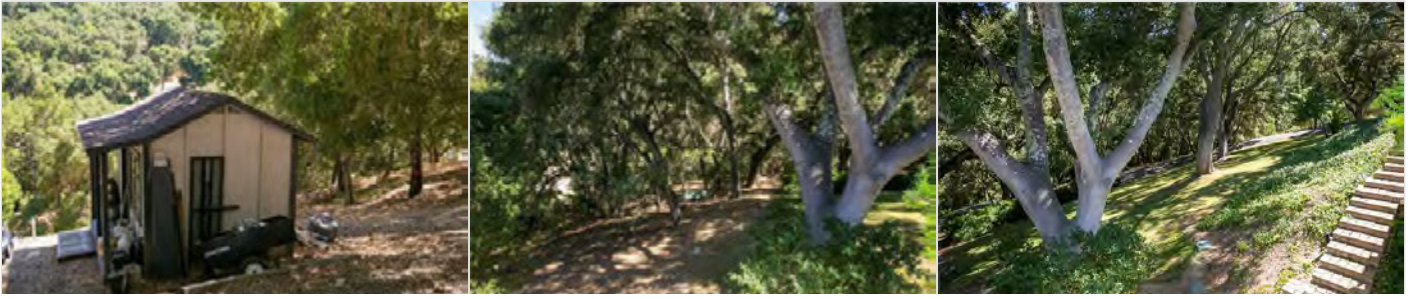












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**Active • Single Family Residence****\$648,000****7230 Sycamore Rd • Atascadero 93422****36 days on the market****3 beds, 2 full baths • 1,680 sqft • 54,450 sqft lot • \$385.71/sqft • Built in 1978****Listing ID: NS19149493****From 101 and Curbaril head East on Curbaril until Curbaril becomes Sycamore. Property on left hand side. Shown by Appointment.**

Wow! A true Town & Country setting! Enjoy the freedom of open land & sky w/ only a short jaunt into the stylish downtown square of Atascadero w/ cafes/restaurants, brew pubs, superb local farmers market, boutiques. Downtown activities include movies in the park; art & wine tour; cider festival; tamale festival; famous Colony days & parade to celebrate our town's historic past | An old west equestrian setting highlights this functional one level ranchero residence w/ a lovely flat approx. 1.25 acres, offering everything needed for rural living at it's finest: pole barn situated perfectly near the center of the lot; RV covered parking; pipe fenced rear & front horse pastures; fruit trees; a myriad of outdoor living spaces for entertainment, relaxation, & recreation... all framed by views of Pine Mountain | The home is a warm & comfortable residence w/ an easy flow to the outdoors, offering the desirable California indoor/outdoor lifestyle. Features include an open kitchen/dining room space that easily moves into the great room & attached sunroom, where you can enjoy your morning lattes & evening beverages; a master suite; fenced backyard for bbqs & al fresco dining; a covered old-fashioned porch to while away the day; 2 car attached garage; & lots of storage | All just steps away from the hiking & riding trails of the renowned Salinas river bed. First time on the market in over 30 years! Roof & AC are 3 years old. Please click the virtual tour for drone aerial video.

**Facts & Features**

- Listed On 06/24/2019
- Original List Price of \$648,000
- Levels: One
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: In Garage
- Cooling: Central Air
- Heating: Forced Air
- Fireplace: Living Room
- View: Hills

**Interior**

- Rooms: All Bedrooms Down

**Exterior**

- Lot Features: Horse Property, Horse Property Improved, Level with Street
- Sewer: Conventional Septic

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 028132024

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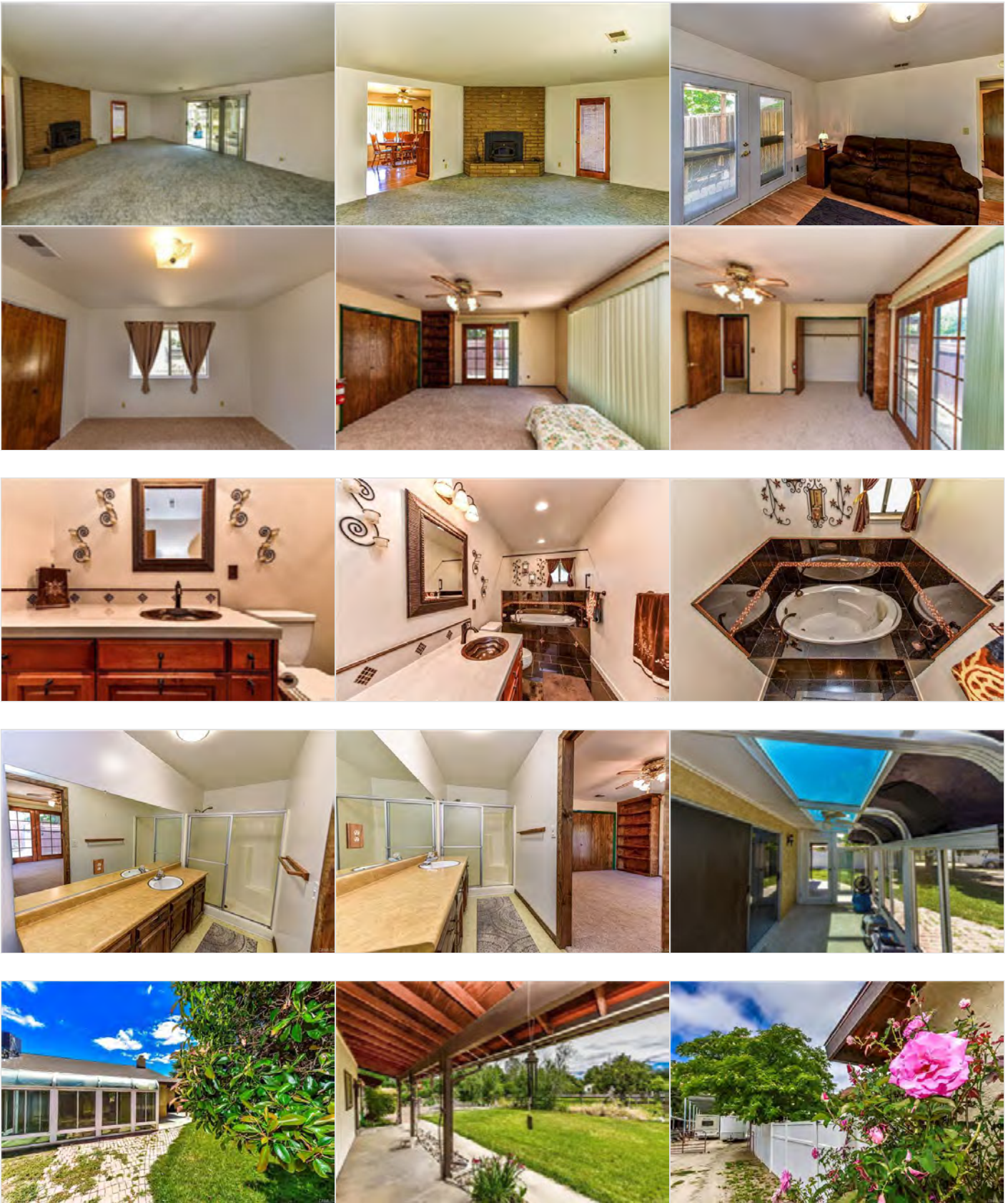
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**Active • Single Family Residence****\$660,000****7740 Valle Ave • Atascadero 93422****10 days on the market****6 beds, 5 full baths • 2,897 sqft • 47,916 sqft lot • \$227.82/sqft • Built in 1977****Listing ID: SP19172661****101 to Curbaril East, Right on Valle**

Incredible investment opportunity! This property was drawing \$4,700 per month in rent which provides an unbelievable ROI in San Luis Obispo County. The upper house is welcoming with great views and potential as a family home, while the lower units could continue to be rentals, granny units, studios, or any number of uses. Verify with the city for any development potential. The primary house is a 3 bedroom, 2 bathroom with an office or bonus room converted from former garage space. There is still a single car garage and laundry room. The second building is lower on the property and divided into A and B units. Unit A is a 1 bedroom, 1 bathroom cottage with a bonus room and laundry room. Unit B is a 2 bedroom, 2 bathroom home with laundry area inside. The garage for the second dwelling is rented independently as well. Each unit has their own private driveway for access and there is abundant parking on the lower portion of the lot. All this sits on over an acre in a desirable rural Atascadero neighborhood. Property sold as-is.

**Facts & Features**

- Listed On 07/15/2019
- Original List Price of \$660,000
- Levels: Two
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Washer Hookup
- View: Trees/Woods

**Interior**

- Rooms: Kitchen

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Conventional Septic

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 030061050

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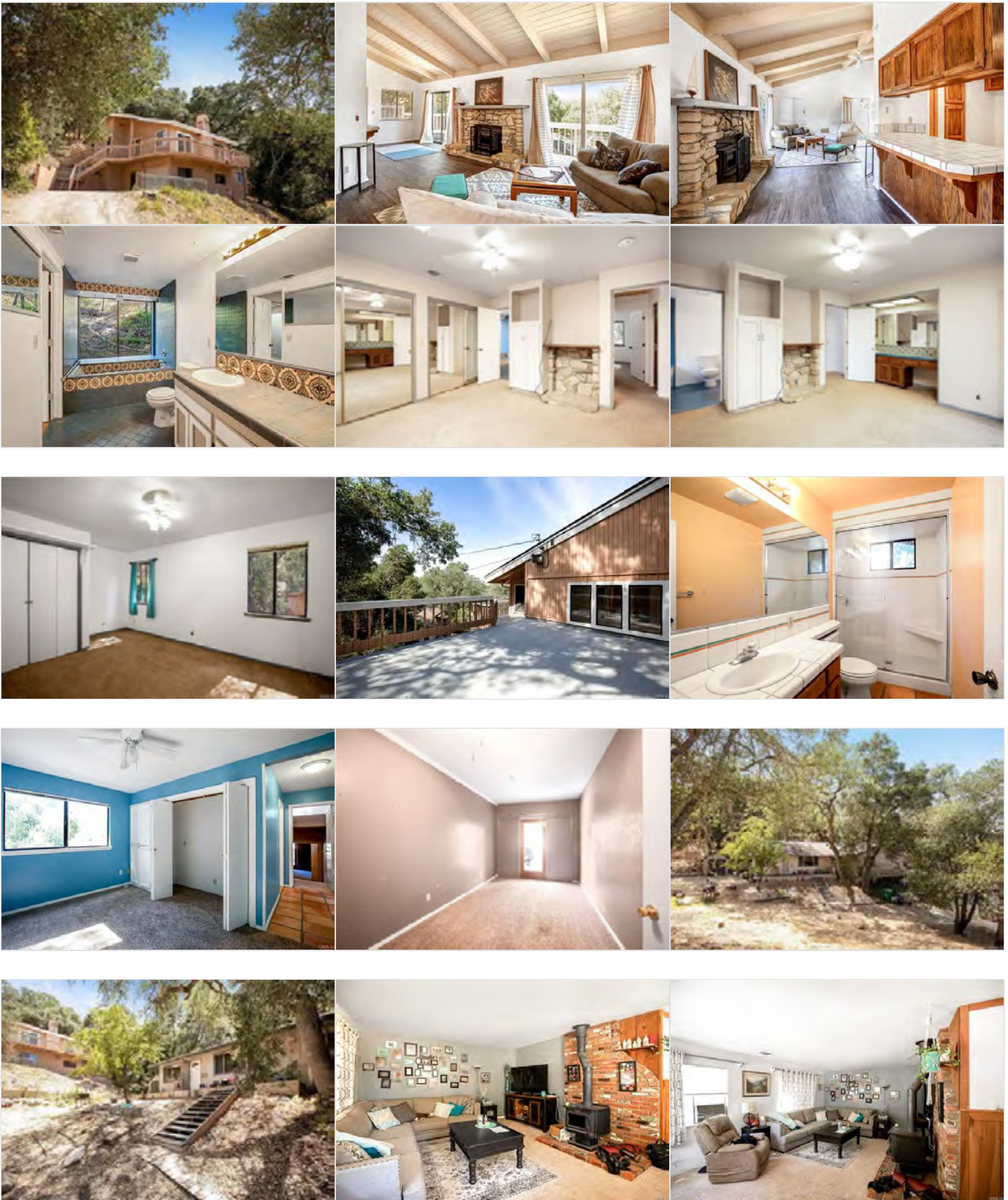
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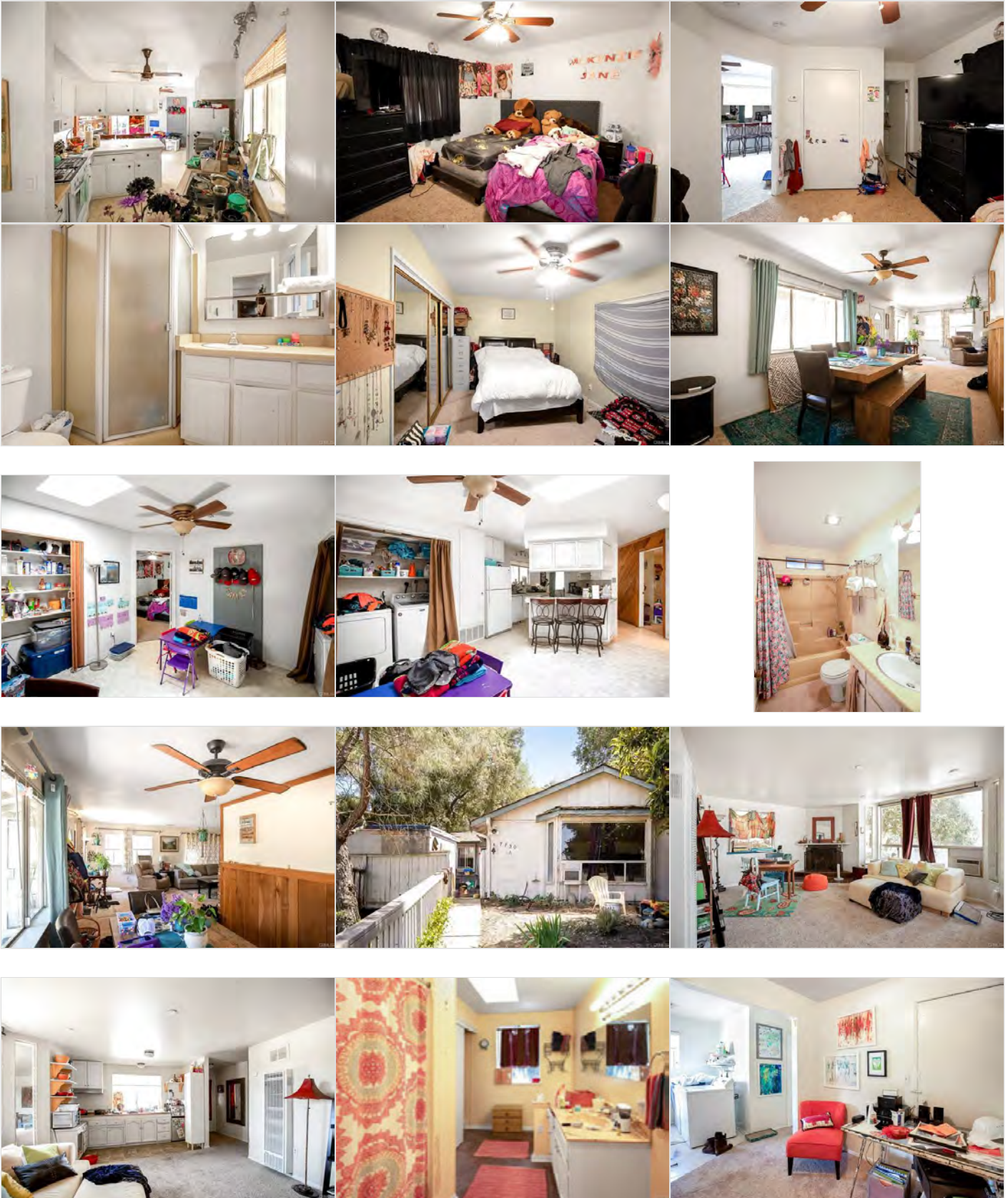
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**Active • Single Family Residence****\$670,000****14060 Morro Rd • Atascadero 93422****25 days on the market****4 beds, 2 full baths • 1,612 sqft • 2.43 acre(s) lot • \$415.63/sqft • Built in 1997****Listing ID: NS19157012****West on Morro Road, right into driveway.**

This beautiful home is nestled amongst the oaks in one of the finest microclimates on the Westside! Relax on the large deck while enjoying the peace and beauty of the land or entertaining friends and family. This sprawling single level home features 3 bedrooms, 2 baths, living room and dining area. Large BONUS room off the 2 car garage has its own entrance that could be used as a granny unit, home office, man cave, game room, gym, artist studio, the possibilities are endless! The open floor plan and cozy fireplace make entertaining a breeze. DO NOT miss all the storage this home has in its unfinished basement. There are amazing views from the front AND back yard. The seasonal creek and RV/ boat parking is an added bonus. Call your Realtor today!

**Facts & Features**

- Listed On 07/05/2019
- Original List Price of \$670,000
- Levels: One
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: In Garage
- Cooling: Central Air
- Heating: Forced Air
- Fireplace: Living Room
- View: Canyon, Creek/Stream, Hills, Mountain(s)

**Interior**

- Rooms: Bonus Room, Guest/Maid's Quarters

**Exterior**

- Lot Features: Up Slope from Street
- Sewer: Septic Type Unknown

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 055211022

**JoAnn Outland**

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Direct Ph: 805-481-3939

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**Active** • Single Family Residence**\$685,000** ↓**12400 El Camino Real** • Atascadero 93422

119 days on the market

**3 beds, 2 full baths, 1 partial baths** • **2,002 sqft** • **43,560 sqft lot** • **\$342.16/sqft** • **Built in 1986**

Listing ID: PI19072803

**South on Highway 101, Exit Santa Barbara Rd, Turn left onto Santa Barbara Rd, Right on El Camino Real, Home is on the Right.**

THIS HOME IS A MUST SEE! This beautiful countryside 2000 square foot home is located in desirable South Atascadero. It sits on one acre which is fully fenced and crossed fenced so your animals may roam securely. A very unique property just minutes from downtown SLO and popular wine vineyards. Features include; an enchanting new sun porch, your very own (young) apple orchard located at the back of the property, earth tone composite and white picket vinyl fencing surrounding the home and pipe rail fencing which boundaries the back portion of property. In addition there are two gated driveways. The main driveway has an automatic electric gate for easy access both coming and going. The second gate allows access to the back portion of the property. A modern barn/workshop sits on the back portion of the property which has two levels for a total of 1900 square feet. Plenty of room for projects and storage. There is an additional 265 square foot tractor or boat outbuilding. The spacious master suite which features mirrored door closets, plenty of room for oversized furniture and two private courtyards. This charming home is waiting for your whole family including all your four legged friends... \*Don't miss out on the opportunity to make this sweet homestead yours!

**Facts & Features**

- Listed On 04/02/2019
- Original List Price of \$725,000
- Levels: One
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Electric Dryer Hookup, In Garage, Washer Hookup
- Cooling: Central Air, Electric
- Heating: Central, Forced Air, Electric
- Fireplace: Living Room
- Patio: Concrete
- View: Mountain(s)

**Interior**

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Suite, Sun
- Eating Area: Dining Room
- Appliances: Electric Oven, Electric Range, Electric Water Heater
- Other Interior Features: Ceiling Fan(s), Pantry, Tile Counters

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate
- Sewer: Septic Type Unknown

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 059331010

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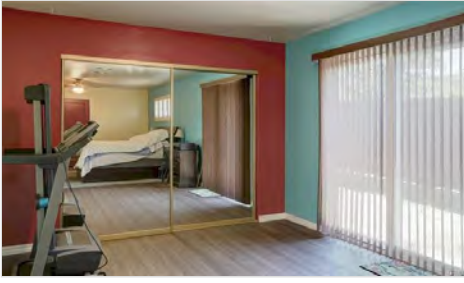
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**Active • Single Family Residence****\$695,000** ↓**5505 Carrizo Rd • Atascadero 93422****87 days on the market****4 beds, 3 full baths • 2,475 sqft • 27,878 sqft lot • \$280.81/sqft • Built in 1945****Listing ID: NS19099410****Del Rio Exit to El Camino Real-Go North then Right on Carrizo Rd. Property on the right**

Ranch style home with roughly 2,500 sq feet of living space on a desirable street in Atascadero. Property has a 4 Car garage plus additional carports. Property is close to town but has a country feel & look. Currently has 5 bedrooms total with a master suite that is absolutely huge. Large master bathroom with walk in closets. Master bedroom also has skylights and a ceiling fan. Beautiful hard wood flooring throughout most of the 1st level. The large custom kitchen has corrian counter tops, stainless steel appliances, double ovens, custom cabinets with a large kitchen island with breakfast nook. Formal dining room with a wood burning stove. A good size 2nd bedroom is on the main level can be considered an office or bonus room. The upstairs has been converted into 3 smaller bedrooms for children & has 3/4 bath with a shower. The front & backyards are big with plenty of room to house RV's, campers, boats, tractors, trailers, multiple vehicles and/or plenty of equipment. Lot size is nearly 28,000 sq feet. There is a separate bonus room/shop. Carrizo Road is a very desirable area & the property is close to shopping & Highway 101.

**Facts & Features**

- Listed On 05/04/2019
- Original List Price of \$724,900
- Levels: Two
- 2 Garage spaces/Detached Garage
- 4 Total parking spaces
- Laundry: Individual Room, Inside
- Cooling: Central Air
- Heating: Central
- Fireplace: Dining Room, Wood Burning
- View: Neighborhood

**Interior**

- Rooms: Bonus Room, Kitchen, Laundry, Living Room, Loft, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Walk-In Closet, Workshop
- Other Interior Features: Built-in Features

**Exterior**

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Septic Type Unknown
- Other Exterior Features: Barbecue Private

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 049311010

**JoAnn Outland**

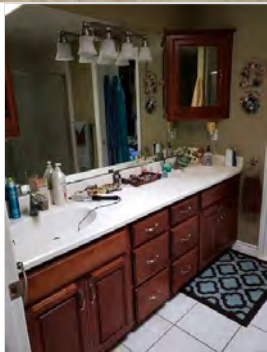
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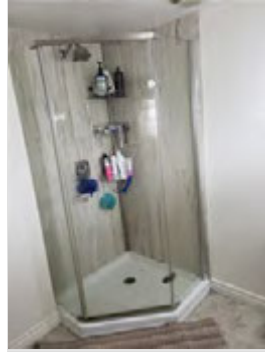
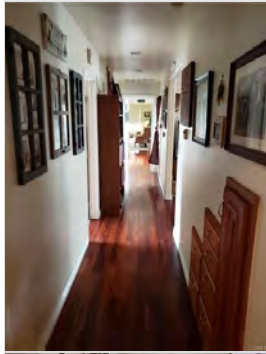
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**Active • Single Family Residence****\$695,500****3760 Ardilla Rd • Atascadero 93422****16 days on the market****3 beds, 2 full baths • 1,918 sqft • 47,916 sqft lot • \$362.62/sqft • Built in 1988****Listing ID: NS19164586****San Anselmo exit off 101, take San Anselmo west to Ardilla Road.**

Nature lovers and car enthusiasts, rejoice! This lovely west Atascadero home is located on a private one acre parcel and enjoys its own forest of mature oaks and wonderful peace and serenity! As you approach the home, a large covered front porch spans the entire front of the house and is a great place to enjoy the local flora and fauna. The home enjoys an open concept living and dining area adjoining the kitchen and is absolutely flooded with natural light and beautiful territorial views out of every window. There is abundant storage in the many built-ins as well as a huge pantry included in the indoor laundry, which is directly accessed off the kitchen and enjoys an outside entrance, as well. The living room offers beamed cathedral ceilings and a woodstove that is backed with Adelaide stone for chilly evenings. The bedrooms are nicely sized and the master bedroom suite is updated with a custom stone shower with glass doors and is segregated from the other bathrooms by a custom painted hall bath. A newer roof will provide many years of worry free enjoyment and there's much new interior paint, as well. The floors are a combination of stained and finished concrete, tile (bathrooms) and plush carpeting in the master and 2nd bedroom. Besides the abundant garage space, the paved circular drive provides enough parking for entertaining in the plush backyard. Come see this tremendous value and make it your new happy home, you'll be glad you saw this one!

**Facts & Features**

- Listed On 07/11/2019
- Original List Price of \$695,500
- Levels: One
- 8 Garage spaces/Detached Garage
- 8 Total parking spaces
- Laundry: Individual Room
- Cooling: Central Air
- Heating: Forced Air
- Fireplace: Family Room, Wood Stove Insert, Raised Hearth
- Patio: Covered
- View: Hills, Meadow, Pasture, Trees/Woods

**Interior**

- Rooms: All Bedrooms Down, Entry, Family Room, Foyer, Kitchen, Laundry, Living Room, Master Bedroom
- Eating Area: Area, Separated
- Appliances: Built-In Range, Dishwasher, Electric Oven, Gas Cooktop, Microwave, Water Heater
- Other Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Storage, Tile Counters

**Exterior**

- Lot Features: Greenbelt, Landscaped, Lot Over 40000 Sqft, Level, Treed Lot, Yard
- Sewer: Septic Type Unknown
- Other Exterior Features: Barbecue Private

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 054051059

**JoAnn Outland**

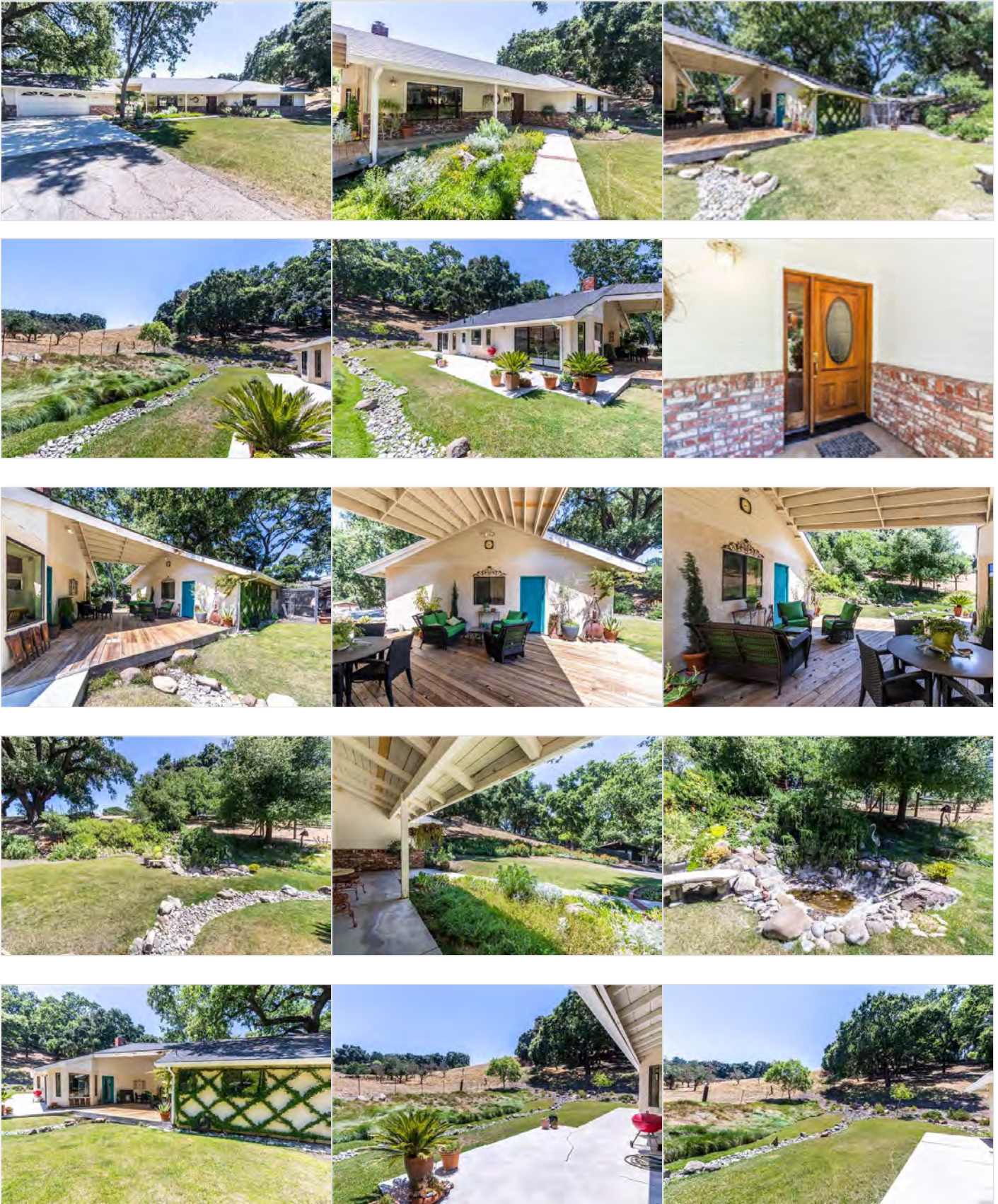
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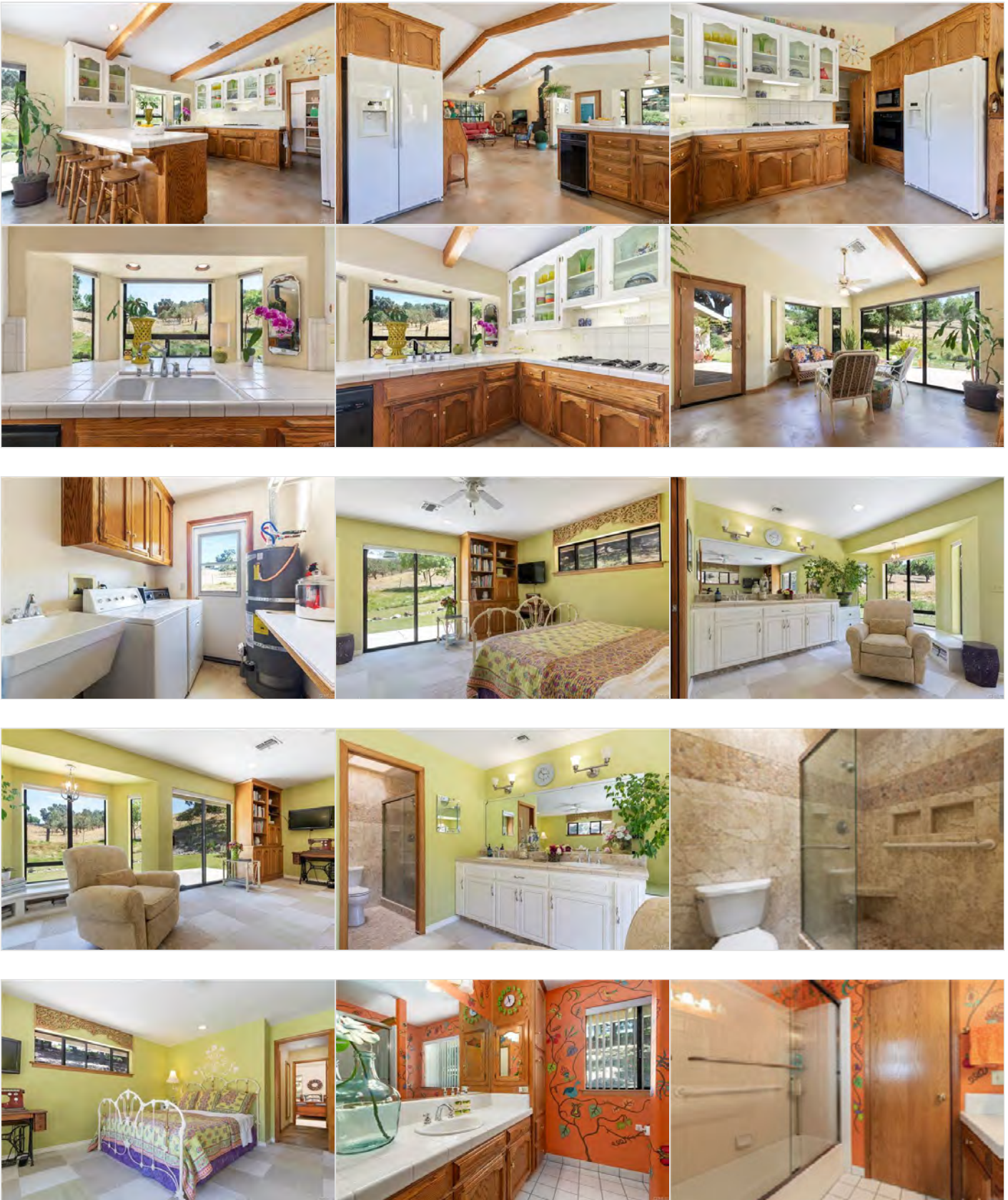




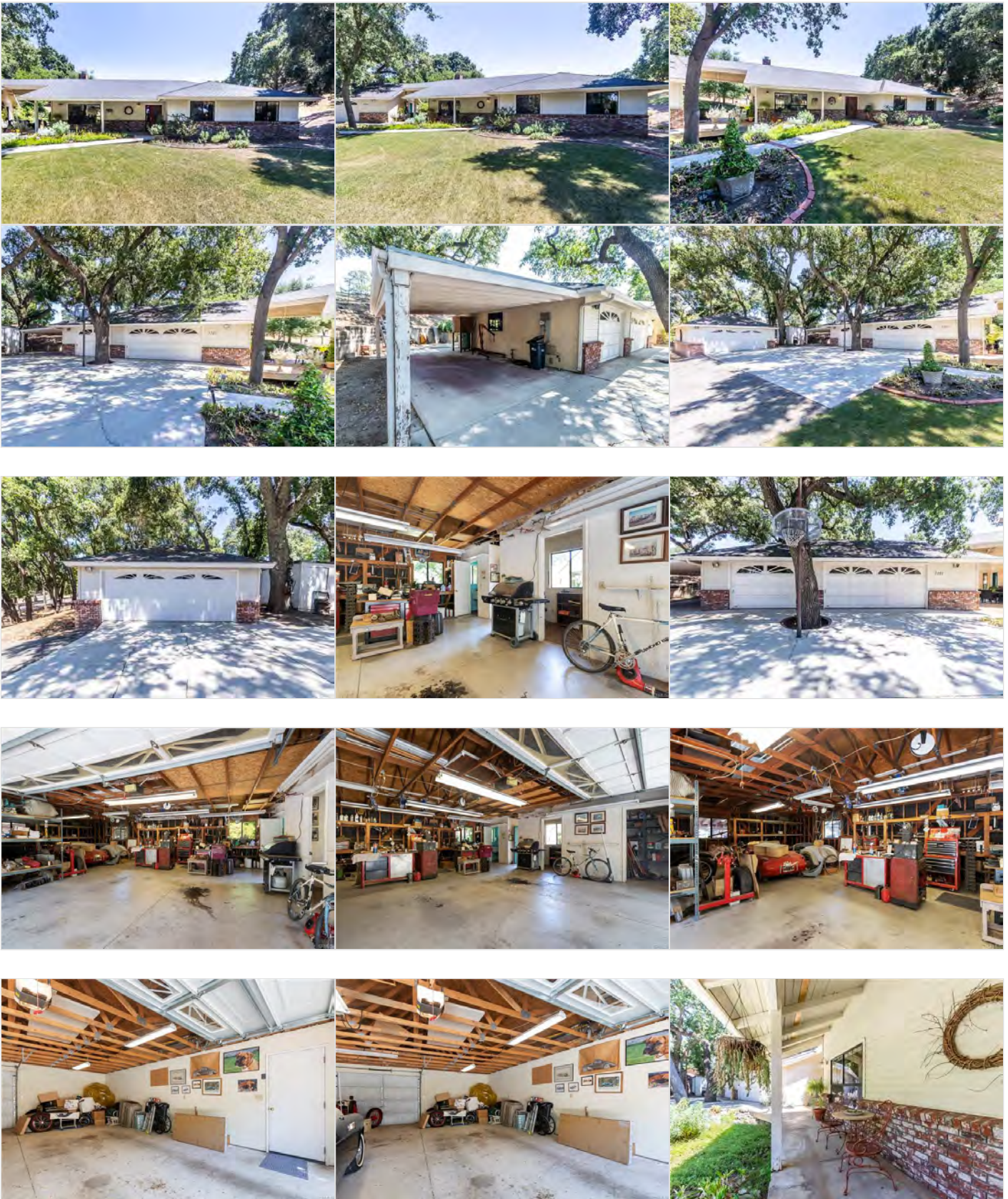




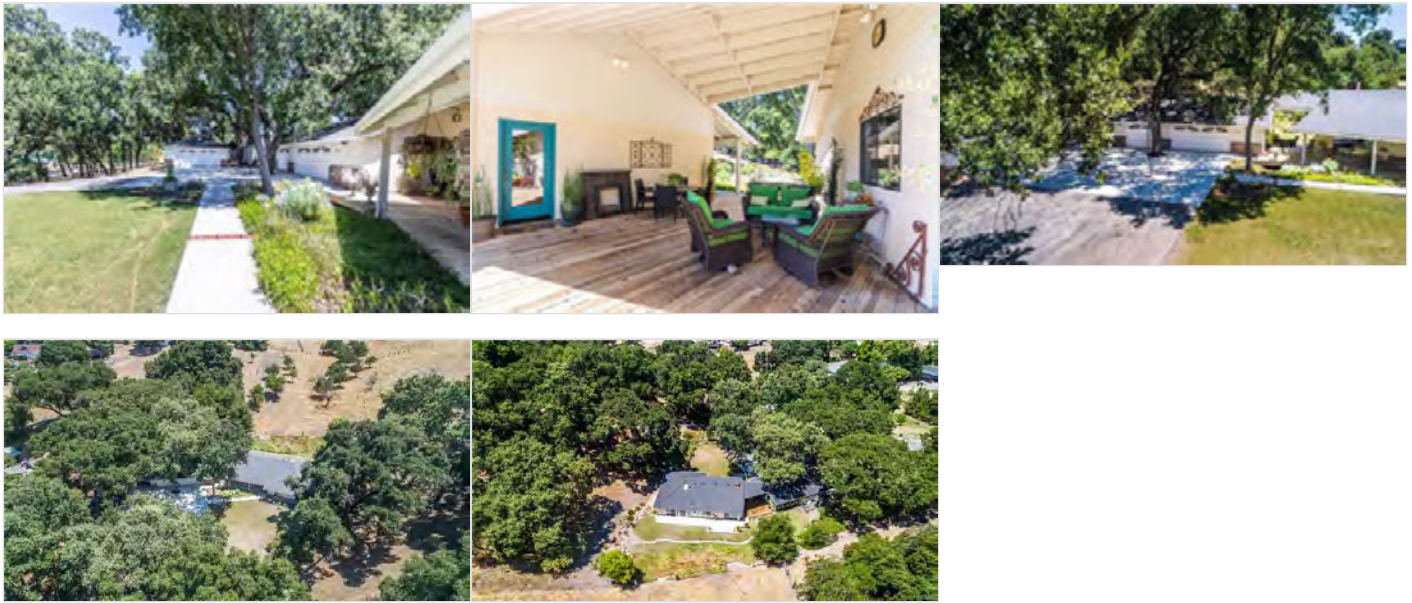












CUSTOMER FULL: Residential LISTING ID: NS19164586

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**Active • Single Family Residence****\$719,000****3878 Orillas Way • Atascadero 93422****28 days on the market****3 beds, 2 full baths, 1 partial baths • 1,836 sqft • 21,780 sqft lot • \$391.61/sqft • Built in 2006****Listing ID: NS19157634****Take traffic way exit, go down traffic way, turn left on on Orillas. Home is on your left.**

This Amazing turn key 3 bed 2.5 bath 1836 square foot home nestled in the hills and trees of Atascadero is only minutes from the freeway or down town. It provides the convenience and privacy you have been looking for! Well maintained and created as a forever home, this is an awesome opportunity to pick up your dream house. The yard has been terraced and hard scaped with concrete and flagstone, creating multiple entertainment areas for you and your guests to enjoy. From the flagstone walkways, you can see an incredible panorama view of wine country and rolling hills. The interior features a premium stove in the living room, central heating and air, and is well insulated for great energy savings. The fourth bedroom of the home has been converted to a beautiful entertainment room, adding to the open feel of the the overall design. Has a nice oversized 2 car Garage with plenty of room. All windows and floors are in immaculate shape as the owners have extreme pride of ownership. Don't miss this opportunity to pick up a spectacular home!

**Facts & Features**

- Listed On 07/02/2019
- Original List Price of \$719,000
- Levels: Two
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Dryer Included, In Closet, Inside, Upper Level, Washer Hookup, Washer Included
- Cooling: Central Air
- Heating: Central, Pellet Stove
- Fireplace: Family Room, Pellet Stove
- Patio: Concrete, Patio, Patio Open, Front Porch, Slab, Stone, Terrace, Wrap Around
- View: Canyon, Hills, Neighborhood, Panoramic, Park/Greenbelt, Trees/Woods, Valley

**Interior**

- Rooms: All Bedrooms Up, Attic, Entry, Family Room, Kitchen, Living Room, Loft, Master Bathroom, Master Bedroom, Walk-In Closet
- Eating Area: Breakfast Counter / Bar
- Appliances: Self Cleaning Oven, Convection Oven, Dishwasher, ENERGY STAR Qualified Water Heater, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator, Water Purifier, Water Softener
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Storage, Tile Counters, Two Story Ceilings

**Exterior**

- Lot Features: 0-1 Unit/Acre, Bluff, Corners Marked, Greenbelt, Landscaped, Lawn, Lot 20000-39999 Sqft, Rectangular Lot, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Up Slope from Street, Utilities - Overhead, Yard
- Security Features: Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 049033032



**JoAnn Outland**

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Direct Ph: 805-481-3939

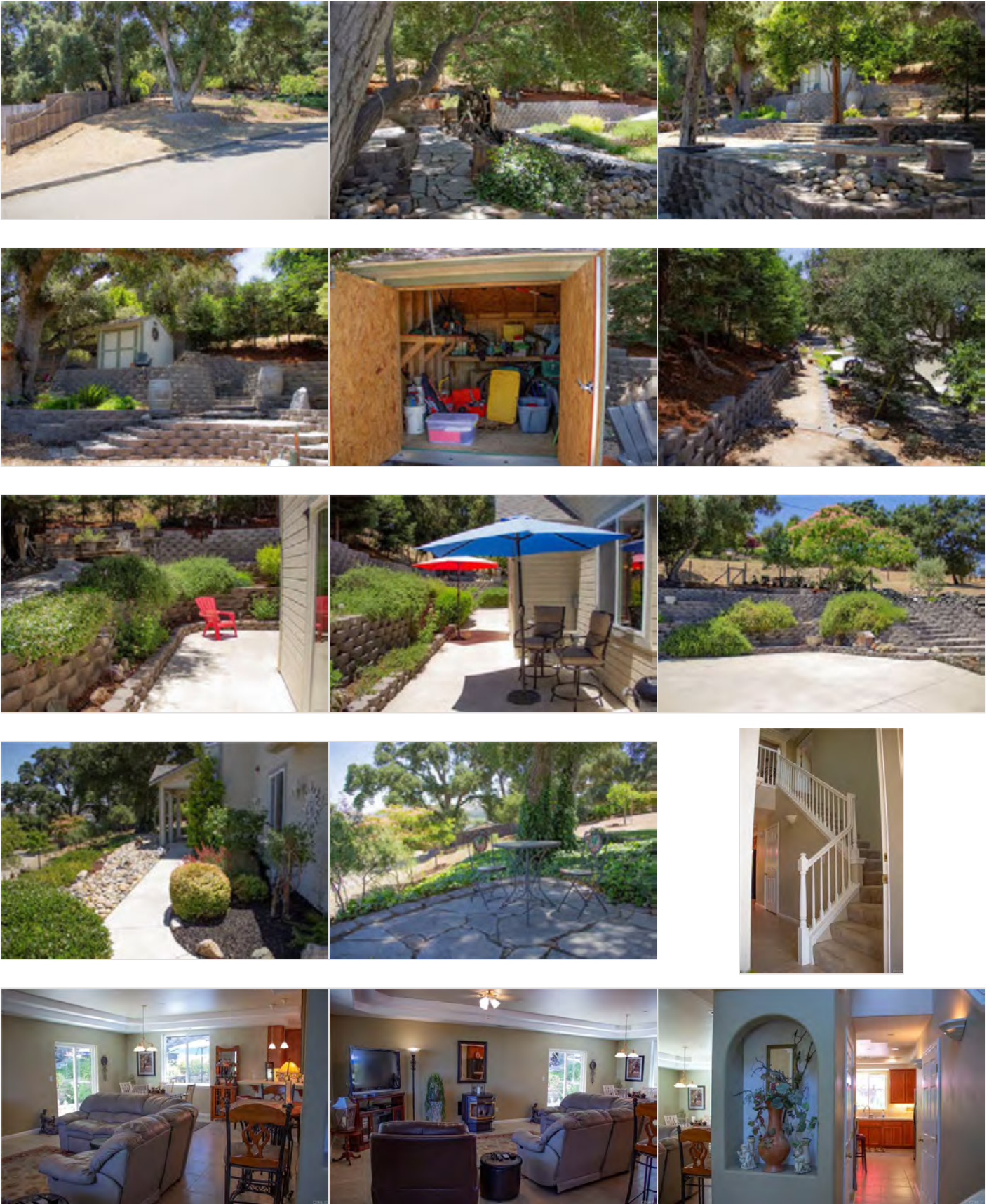
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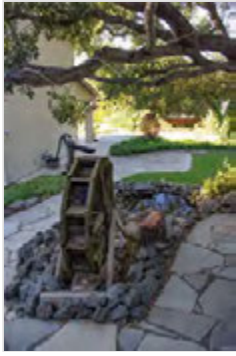












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**Active • Single Family Residence****\$724,500****7501 Carmelita Ave • Atascadero 93422****97 days on the market****3 beds, 3 full baths • 2,139 sqft • 101,930 sqft lot • \$338.71/sqft • Built in 1993****Listing ID: NS19093954****US Hwy 101 ~ take Exit 219/CA Hwy 41/Morro Road ~Head West on Morro Rd ~ Right at the 2nd cross street onto Atascadero Ave ~ Left onto San Andres Ave ~ Left onto Carmelita Ave ~ Turn left just before Curbaril Ave ~ Property will be on the right**

Experience this charming home that compliments the lovely natural landscape of Atascadero creek. The main floor opens up to the newly renovated deck that captures the beauty of the surrounding oak trees and seasonal creek. The sitting room is situated perfectly to enjoy the backyard views that could easily transition into a home office. All 3 bedrooms are situated on the second floor with 2 full baths. The spacious master suite offers vaulted ceilings, a quaint reading nook and double vanity master bath. Enjoy the views overlooking the creek from the private hot tub and deck. Additional property features include recently replaced kitchen appliances, additional storage under home, a detached insulated 12x25 workshop and small dog run.

**Facts & Features**

- Listed On 04/24/2019
- Original List Price of \$724,500
- Levels: Two
- 2 Garage spaces/Attached Garage
- 2 Total parking spaces
- Laundry: Inside
- Cooling: Central Air
- Heating: Forced Air
- Fireplace: Living Room, Gas
- Patio: Deck
- View: Creek/Stream, Trees/Woods

**Interior**

- Rooms: All Bedrooms Up, Entry, Kitchen, Laundry, Living Room
- Appliances: Dishwasher, Double Oven, Gas Range, Range Hood
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s)

**Exterior**

- Lot Features: Front Yard, Level
- Waterfront Features: Creek, Stream
- Sewer: Public Sewer

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 031142032

**JoAnn Outland**

State License #: 01799035

Direct Ph: 805-481-3939

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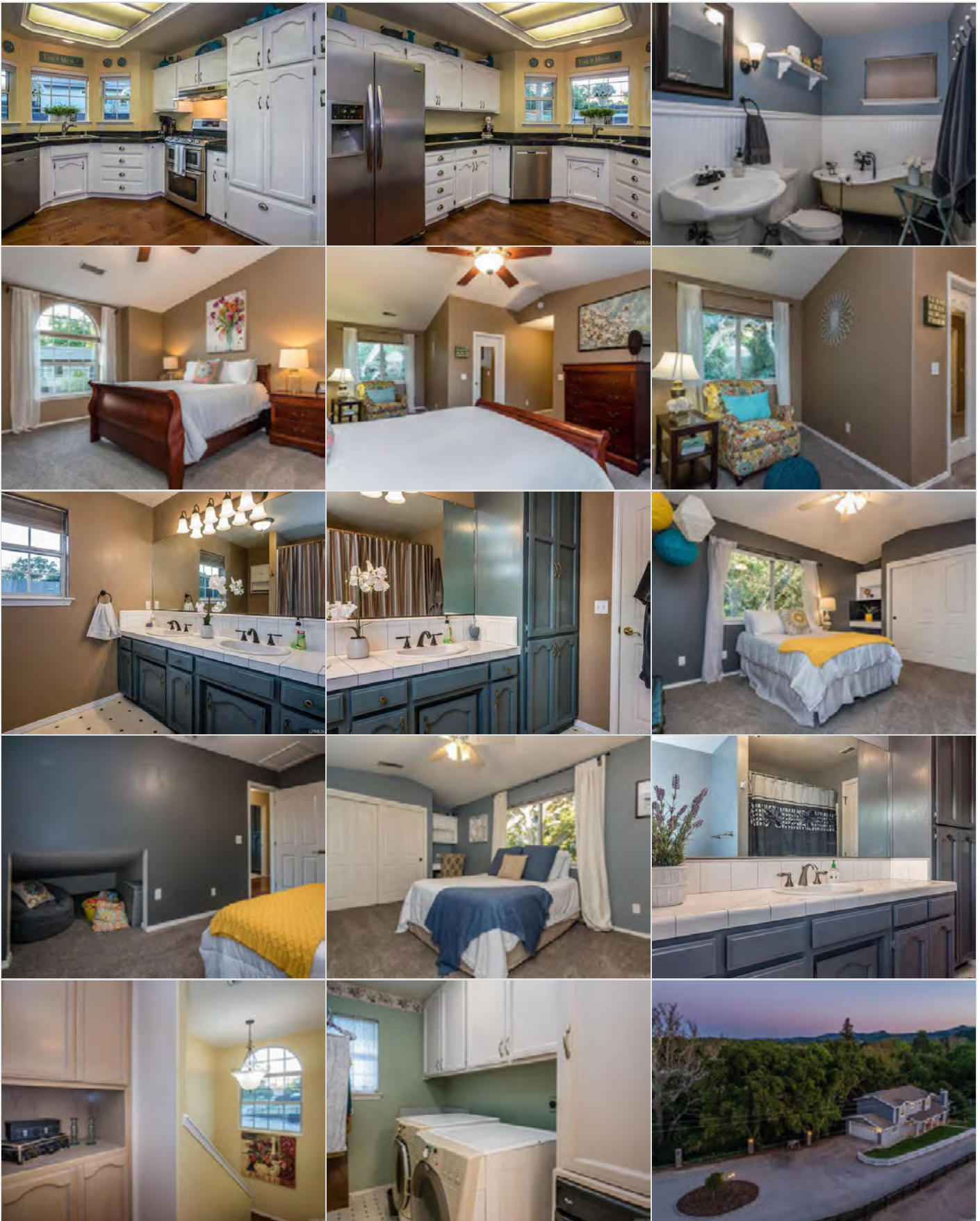
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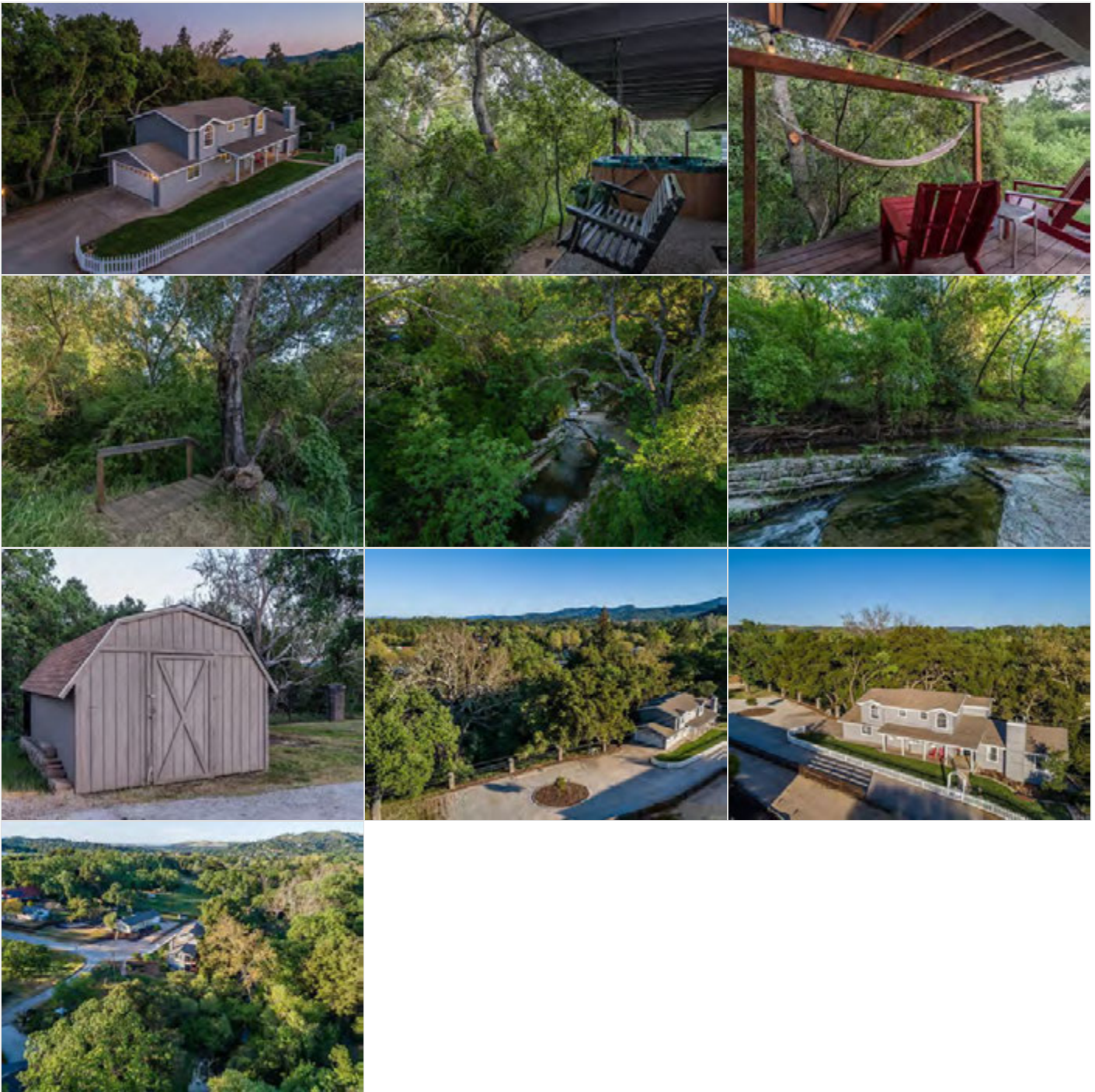
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**Active** • Single Family Residence**\$725,000** ↓**9748 Atascadero Ave** • Atascadero 93422

34 days on the market

**3 beds, 2 full baths** • 2,751 sqft • 58,370 sqft lot • \$263.54/sqft • Built in 1988

Listing ID: NS19148431

Take Santa Rosa west of Hwy 101, turn left on Atascadero Avenue and house is on RHS



Enter the private driveway and you will immediately fall in love with the mature landscapes, spacious grounds and useable property! This 1.34 acre lot has endless possibilities with room for 4H projects, livestock AND/OR adding that swimming pool of your dreams. This large 2,751 square foot Spanish Ranch style residence with 3 bedrooms and 2 full bathroom has been well loved. The great room has a cathedral ceiling and decorative stone wood burning fireplace. There is a separate family room with an additional fireplace, the kitchen has a beautiful garden window overlooking the backyard as well as a breakfast nook with windows overlooking the back patio. The laundry room is located inside the residence with a shared office with a built in desk and storage cabinets. The front door is stained wood with sidelites adding style and light and there are stained glass paned doors throughout leading to the desirable yard. There is a 20 ft X 30 ft shop at the rear of the property with water and electric. Relax in the large hot tub with a private perimeter deck. There is also a passive solar room for additional heating to save on your gas bill in the winter and an irrigation well used for all exterior landscaping.

**Facts & Features**

- Listed On 06/26/2019
- Original List Price of \$739,000
- Levels: One
- 0 Garage spaces
- 4 Total parking spaces
- Laundry: Individual Room
- Cooling: Whole House Fan
- Heating: Forced Air
- Fireplace: Family Room, Living Room, Wood Burning
- Patio: Patio Open, Rear Porch
- Spa: Above Ground, No Permits

**Interior**

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room, Master Bathroom, Office, Separate Family Room
- Eating Area: Dining Room
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), Formica Counters, Laminate Counters, Pull Down Stairs to Attic, Recessed Lighting

**Exterior**

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Flag Lot, Paved, Rolling Slope, Sprinklers Manual
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 056261081

**JoAnn Outland**

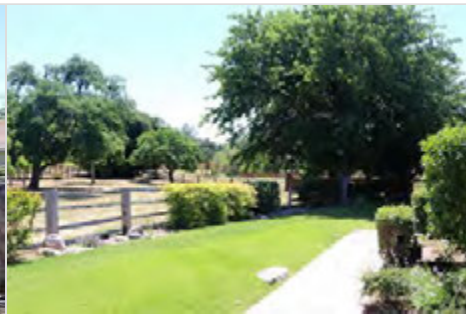
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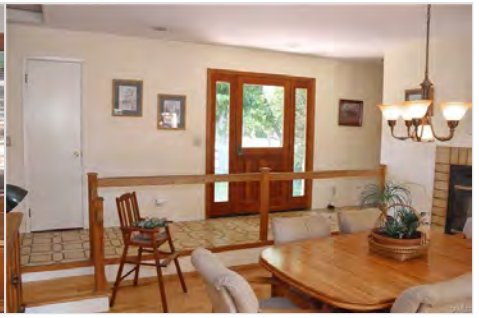
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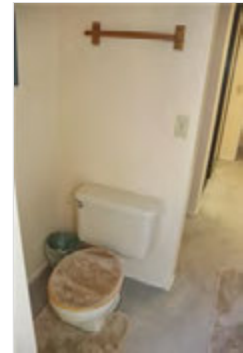












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**Active • Single Family Residence****\$760,000****11850 San Marcos Rd • Atascadero 93422****87 days on the market****3 beds, 2 full baths, 1 partial baths • 2,309 sqft • 216,493 sqft lot • \$329.15/sqft • Built in 1991****Listing ID: NS19103416****From Hwy 101, exit Hwy 41 west towards Morro Bay. Turn right on Los Altos Road. Dead ends at San Marcos. Go left on San Marcos. Property is on right hand side. Sign is up!**

PANORAMIC VIEWS & Fine Living!! Impeccably maintained home exudes pride of ownership with quality updates including new carpet, paint and remodeled granite kitchen. The open floor plan features 2309 sqft with 3 bedrooms plus an office. Main level offers a spacious living room, dining area, kitchen, office and half bath. Lower level features 3 bedrooms, 2 full baths and a large laundry room. You'll find abundant storage areas inside this home and also in the workshop. Amazing views are experienced from multiple decks and every window of this home. The most extensive deck features an authentic pizza oven with granite prep counter. The 3 car garage features a finished interior with epoxy coated floor, cabinetry and 2 automatic roll up doors. This architecturally delightful home is nestled on ~5 acres in the foothills of West Atascadero within the Santa Lucia coastal range. Experience a desirable micro climate, seasonal creek, charming wildlife, native oaks, evergreens, amazing sunrises and sunsets! Value packed and move in ready!! View Visual Tour with more photos and details, including room sizes!

**Facts & Features**

- Listed On 05/04/2019
- Original List Price of \$760,000
- Levels: Two
- 3 Garage spaces/Attached Garage
- 3 Total parking spaces
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- Cooling: Central Air, Electric
- Heating: Central, Natural Gas
- Fireplace: Living Room, Wood Burning
- Patio: Concrete, Deck, Front Porch
- View: Creek/Stream, Hills, Meadow, Mountain(s), Panoramic, Trees/Woods

**Interior**

- Rooms: Formal Entry, Kitchen, Laundry, Living Room, Office, Walk-In Closet, Workshop
- Eating Area: Area, Separated
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), Granite Counters, Living Room Deck Attached, Open Floorplan, Recessed Lighting

**Exterior**

- Lot Features: Back Yard, Sloped Down
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Conventional Septic

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 055181015

**JoAnn Outland**

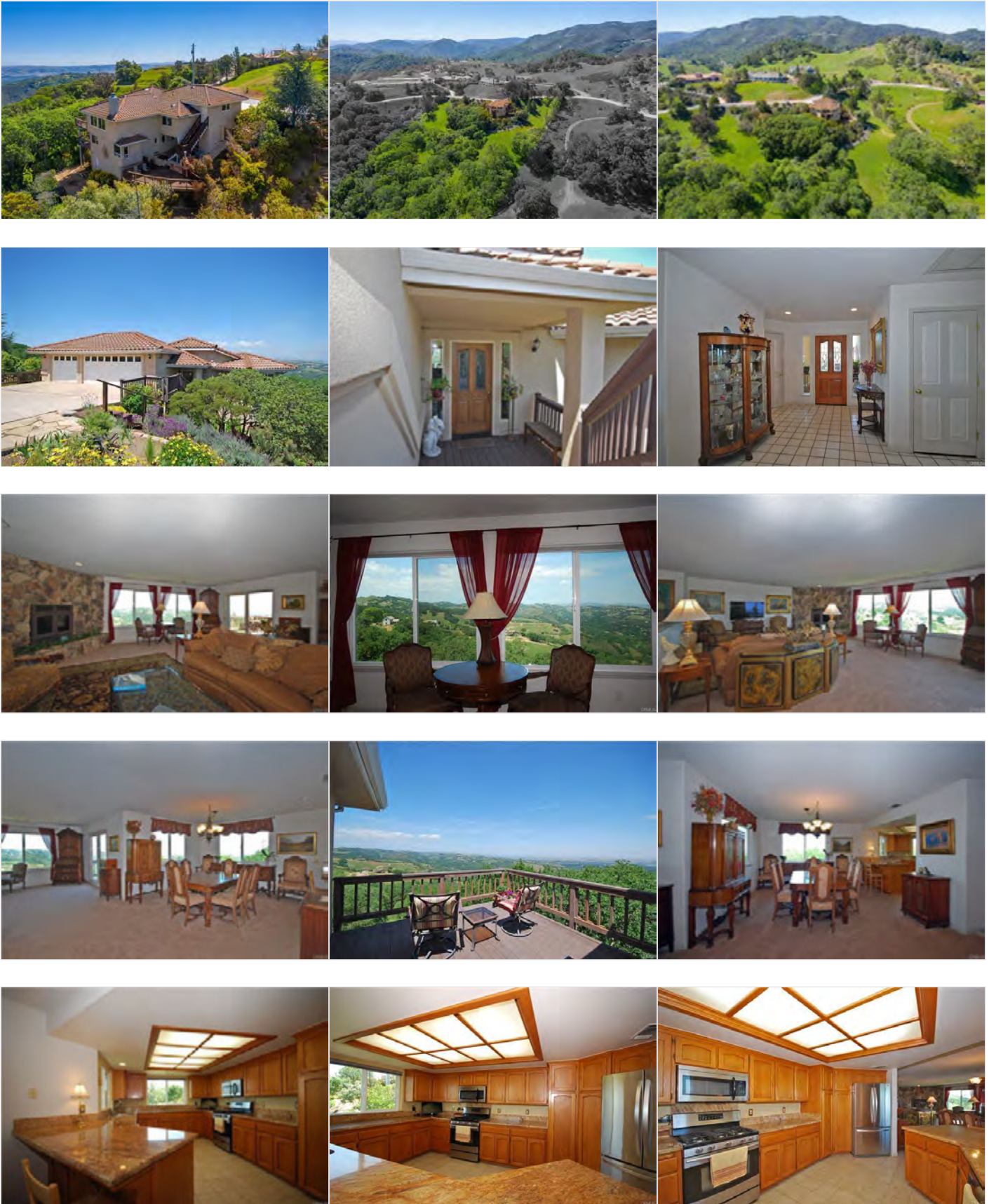
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**Active** • Single Family Residence**\$765,000** ↓**10005 Escondido Rd** • Atascadero 93422

58 days on the market

**4 beds, 2 full baths, 1 partial baths** • **2,804 sqft** • **43,124 sqft lot** • **\$272.82/sqft** •  
**Built in 2004**

Listing ID: NS19065531

**Highway 41 West- right on San Gabriel then left on Escondido. On corner of Escondido and SG.**

Phenomenal 4 bedroom and 2.5 bathroom single-level home built in 2004 and situated in coveted Paradise Valley in West Atascadero! The beautiful and over-sized kitchen has warm granite counters, double ovens and dishwashers, a wine refrigerator and recessed lighting. The dining room has an entire wall built-in china cabinet and French doors to the outside. The owner's retreat, which is located on a separate wing from other 3 bedrooms, has a huge tiled shower, jetted tub, dual sinks and a door to the backyard patio. You will love the floor plan as it is expansive and boasts a separate living and family room and wonderfully neutral tiled flooring. The family room has a gas fireplace, built-in cabinets, and views of the magnificent backyard. The home has been freshly painted on the interior. 3 car garage and over-sized laundry room. Darling custom storage shed included. Over-sized driveway w/ ample room for multiple cars and has been recently seal-coated. The private backyard comes complete with a plethora of fruit trees and roses, a large patio and a charming gazebo and is bordered by white vinyl fencing.

**Facts & Features**

- Listed On 06/02/2019
- Original List Price of \$829,000
- Levels: One
- 3 Garage spaces/Attached Garage
- 3 Total parking spaces
- Laundry: Individual Room
- Cooling: Central Air
- Heating: Central, Forced Air, Natural Gas
- Fireplace: Family Room
- Patio: Concrete, Covered
- View: Hills, Meadow, Neighborhood

**Interior**

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Eating Area: Breakfast Counter / Bar, Dining Room
- Appliances: Dishwasher, Disposal, Gas Cooktop
- Other Interior Features: Cathedral Ceiling(s), Granite Counters, High Ceilings, Open Floorplan

**Exterior**

- Lot Features: Back Yard, Corner Lot, Level with Street, Sprinkler System
- Sewer: Conventional Septic
- Other Exterior Features: Rain Gutters

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 054191032

**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

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**Active • Single Family Residence****\$769,900 ↓****1950 Traffic Way • Atascadero 93422****90 days on the market****5 beds, 3 full baths • 2,746 sqft • 130,680 sqft lot • \$280.37/sqft • Built in 1983****Listing ID: NS19102376****Del Rio to Potero left on Traffic Way. Turn left at the group of mailboxes. Go down easement road, house is the second house on the right.**

One of a kind country ranch home located on 3 useable acres. Spacious upgraded home in a picturesque park like setting. The home features a nice entry with coat closet, large living room w/wood burning brick fireplace, wood laminate flooring, large window seat overlooking the landscaped front yard. Open and airy dining area w/ceiling fan looks into the upgraded kitchen. Lots of beautiful wood cabinets, center island, gas cooktop, double oven, dishwasher, tile countertops and floors. The large walk-in pantry features lots of storage room and a washtub area. Master bedroom features 2 large closets, ceiling fan, laminate flooring. Full master bath w/tile flooring. Spacious bedrooms w/ laminate flooring, ceiling fans and large closets. Additional full bath features dual sinks, tile floors. Inside laundry room w/tile floors. 3 Car Garage, plenty of room for RV/additional parking. There are fenced pasture areas perfect for horses, 4-H animals. There is a patio area, cute playhouse, chicken coop, additional small buildings, storage room and a bunk house. There is plenty of room for a garden, fruit trees and much more. This home is located at the end of the easement road for privacy.

**Facts & Features**

- Listed On 05/01/2019
- Original List Price of \$779,900
- Levels: One
- 3 Garage spaces/Detached Garage
- 3 Total parking spaces
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- Cooling: Central Air
- Heating: Forced Air, Fireplace(s)
- Fireplace: Living Room, Wood Burning
- Patio: Patio, Front Porch
- View: Park/Greenbelt, Pasture

**Interior**

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Walk-In Pantry
- Appliances: Dishwasher, Double Oven, Disposal, Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Pantry
- Eating Area: Dining Ell

**Exterior**

- Lot Features: 2-5 Units/Acre, Agricultural, Back Yard, Front Yard, Horse Property Unimproved, Landscaped, Level, Pasture
- Sewer: Conventional Septic
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 049061030

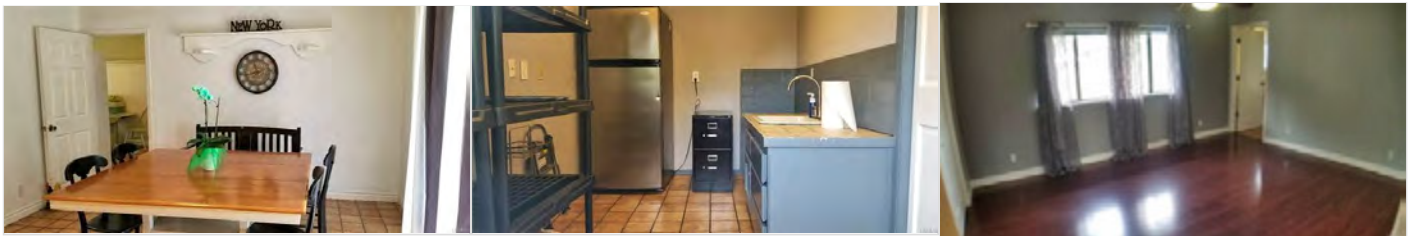
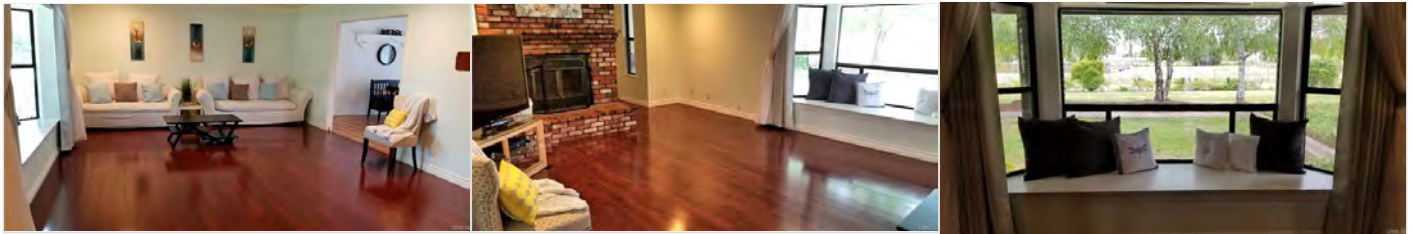
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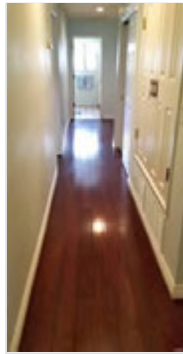
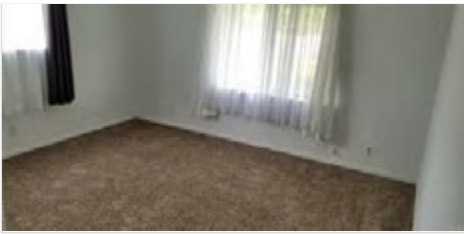
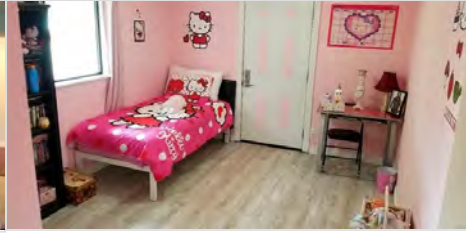
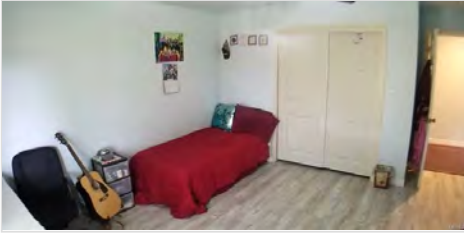
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**Active • Single Family Residence****\$779,000****8251 Toloso Rd • Atascadero 93422****14 days on the market****2 beds, 2 full baths • 2,331 sqft • 229,561 sqft lot • \$334.19/sqft • Built in 1979****Listing ID: SC19173066****Hwy 41 west Old Morro Rd turn south (left) to Los Osos Rd, rt on San Dimas Rd, rt Toloso Rd to almost the end of Toloso, sign on front enrt area.**

Park Like setting on 5.2+- acres in the west hills of Atascadero. End of the road privacy in a forest setting. Lots of deer & wild turkey. Gated entry leads you up a winding road to this single level custom home. Just a couple of steps down into the living room opens up to panoramic mountain and forest view thru floor to ceiling windows. Flagstone parking area, fenced in area for animals and a flat area by the house includes two excellent metal storage containers and room for RV with 30 & 50 amp power already there. Chef's kitchen, wood floors & high wood ceiling, formal dining room, wrap around deck with built in soaking tub. Two large size bedrooms and a large luxury master bath. Three car garage, newer septic tank, city water, newer metal roof. Escape the city! Move in to this easy living home.

**Facts & Features**

- Listed On 07/16/2019
- Original List Price of \$779,000
- Levels: One
- 3 Garage spaces/Attached Garage
- 3 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Included
- Cooling: Central Air
- Heating: Central, Propane
- Fireplace: Living Room, Pellet Stove
- Patio: Deck, Wood
- View: Hills, Mountain(s), Panoramic, Trees/Woods

**Interior**

- Rooms: Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Utility Room, Walk-In Closet
- Eating Area: Dining Room
- Appliances: Dishwasher, Electric Oven, Gas Cooktop, Microwave
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, Living Room Deck Attached, Open Floorplan, Recessed Lighting

**Exterior**

- Lot Features: Lot Over 40000 Sqft, Secluded, Treed Lot
- Sewer: Conventional Septic

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 056402003

**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

**Outland and Associates Real Estate**

State License #: 01799035  
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Pismo Beach, 93449

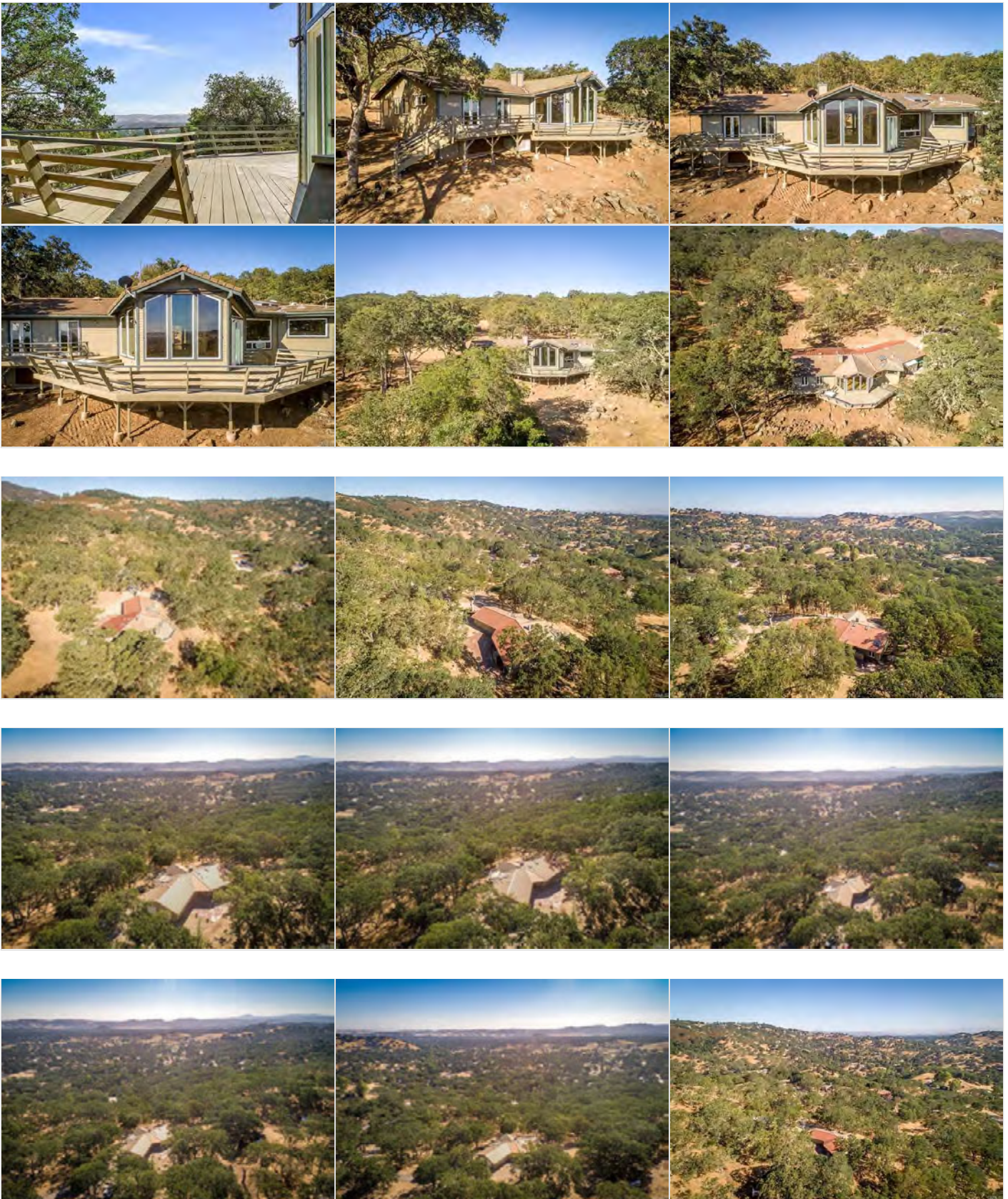
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**Active** • Single Family Residence**\$795,000****1745 El Camino Real** • Atascadero 93422

22 days on the market

**4 beds, 3 full baths** • **2,740 sqft** • **109,336 sqft lot** • **\$290.15/sqft** • **Built in 1975**

Listing ID: NS19161284

**US 101, East on Del Rio, Left on El Camino Real. property on RHS**

2.5 Level Acres zoned retail commercial offers unbeatable investment/development opportunity! Great frontage on El Camino Real! Existing Approx. 2740 sq. ft. 4 bedrooms and 3 baths house plus detached shop. Super location in path of growth.

**Facts & Features**

- Listed On 07/08/2019
- Original List Price of \$795,000
- Levels: Two
- 2 Garage spaces/Detached Garage
- 2 Total parking spaces
- Laundry: Inside
- Fireplace: Living Room, Masonry
- Patio: Covered
- View: See Remarks

**Interior**

- Rooms: All Bedrooms Down

**Exterior**

- Lot Features: Front Yard, Rectangular Lot, Level, Sprinklers None
- Sewer: Public Sewer

**Additional Information**

- Trust sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 049102051

**JoAnn Outland**

State License #: 01799035  
Direct Ph: 805-481-3939

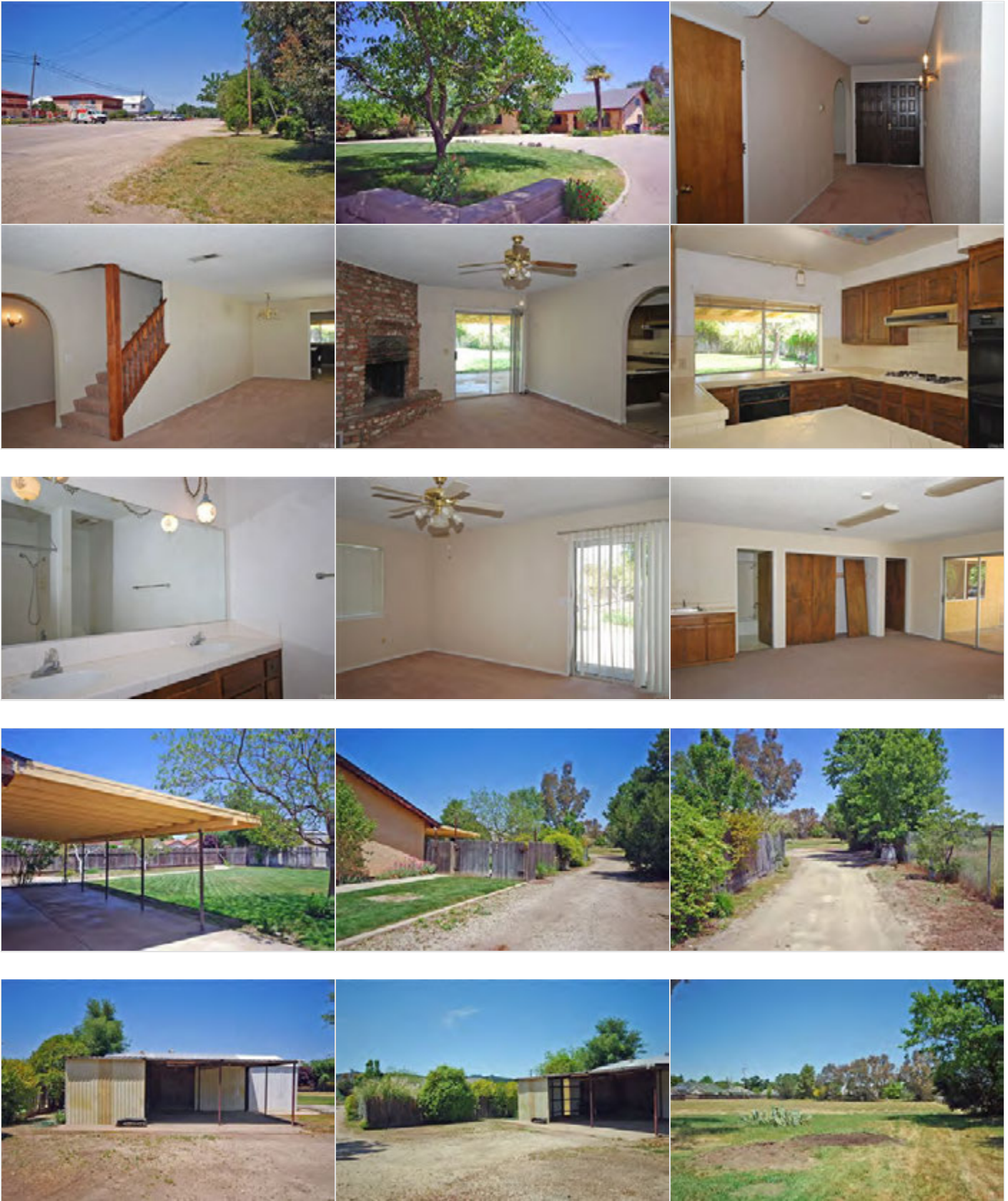
**Outland and Associates Real Estate**

State License #: 01799035  
2665 Shell Beach Rd. #J  
Pismo Beach, 93449

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**Active • Single Family Residence****\$799,900****12805 Santa Ana Rd • Atascadero 93422****6 days on the market****4 beds, 2 full baths, 1 partial baths • 2,765 sqft • 172,498 sqft lot • \$289.29/sqft • Built in 1999****Listing ID: NS19172674****Santa Ana comes off of Santa Lucia or Santa Cruz. Take either one towards the middle and find the property on a hill with beautiful views!**

Welcome to 12805 Santa Ana where you will enjoy INCREDIBLE panoramic views in one of the most sought after locations on the West Side of Atascadero--Long Valley Ranches! The gorgeous home offers a main living room, your light and bright kitchen with modern stainless appliances, center island and everything you need for gourmet cooking, both formal and informal dining, 4th bedroom or office, half bath and a relaxing sun room where you can take in the views in a consistently comfortable environment!!! The formal dining would also make a fantastic office, leaving 4 more rooms for bedrooms! The upstairs offer 3 bedrooms and 2 baths including your master retreat with walk in closet, dual sinks, spacious shower and walk in closets! The home also offers a pellet stove, surround sound and a wrap around porch! The home was recently painted with beautiful grey, black and white with teal accents! Outside you will also enjoy a spacious patio and your lush lawn! There is too much to list and all of this located on nearly 4 acres with a new fully permitted metal 32 x 26 barn with 3 bays, detached 3 car garage, chicken coop, mature oaks, table grapes and fruit trees including plums, apples, persimmon, lemon, orange, grapefruit, peaches, cherry and pomegranate! Call today for your private tour!

**Facts & Features**

- Listed On 07/24/2019
- Original List Price of \$799,900
- Levels: Two
- 3 Garage spaces/Detached Garage
- 3 Total parking spaces
- Laundry: Individual Room
- Cooling: Central Air
- Fireplace: Living Room
- View: Hills, Panoramic

**Interior**

- Rooms: Bonus Room

**Exterior**

- Lot Features: Rolling Slope
- Sewer: Conventional Septic

**Additional Information**

- Standard sale
- Atascadero Unified School District
- ATSC - Atascadero area
- San Luis Obispo County
- Parcel # 050122019

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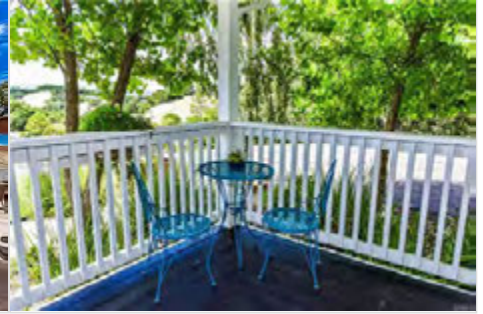
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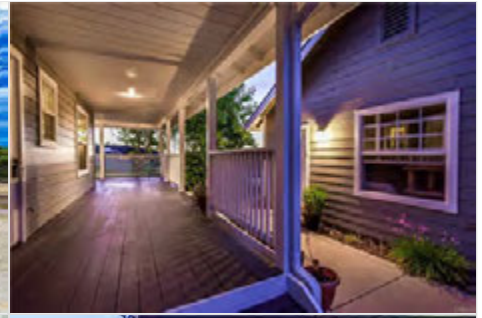












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