



\$ 799,000



17250 Walnut Ave, Atascadero, CA 93422

- » Beds: 3 | Baths: 1 Full, 1 Half
- » MLS #: NS23090415
- » Single Family | 1,411 ft<sup>2</sup> | Lot: 65,340 ft<sup>2</sup> (1.5 acres)
- » More Info: [17250WalnutAvenue.IsForSale.com](https://www.zillow.com/homedetails/17250-Walnut-Ave-Atascadero-CA-93422/)



Heather Roda  
 (805) 610-9270  
 heatherroda@gmail.com

Platinum Properties  
 1117 Vine Street  
 Paso Robles, CA 93446

Welcome to 17250 Walnut, a picturesque turn of the century home nestled in the coveted Garden Farms neighborhood of South Atascadero. This enchanting 1920s bungalow seamlessly combines timeless charm with modern comfort, situated on a sprawling 1.5-acre plot of usable level land. As you approach, the inviting front porch immediately captivates, enhancing the property's curb appeal. Step inside to discover a thoughtfully designed semi-open floor plan, filled with an abundance of natural light and inviting living spaces. The living room and dining room coexist harmoniously, offering a seamless flow throughout the main level. The kitchen, adorned with bright white cabinetry, showcases a brand new, top-of-the-line stainless steel gas stove! Glass doors grace both the front and rear of the house, beckoning you to step outside onto the wrap-around porch, where you can bask in the beauty of your surroundings. The main level also boasts your primary bedroom complete with an en-suite bathroom, as well as a guest bedroom with its own glass door leading to the porch and it's own en-suit bathroom. Ascend to the upper level and discover a cozy loft-style bedroom that offers picturesque views of the front of the property. Updates to the home include modern amenities such as new windows and doors, central heating and air conditioning, ceiling fans and owned solar to offset your energy bills!!! Outside, a plethora of

