



\$ 469,000



245 Santa Cruz Ave, Paso Robles, CA 93446

- » Beds: 3 | Baths: 1 Full
- » MLS #: NS23216011
- » Single Family | 1,038 ft<sup>2</sup> | Lot: 9,148 ft<sup>2</sup>
- » More Info: [245SantaCruzAve.IsForSale.com](http://245SantaCruzAve.IsForSale.com)



Lori Bagby  
 (805) 610-9332  
[lori.bagby@sbcglobal.net](mailto:lori.bagby@sbcglobal.net)

Platinum Properties  
 1117 Vine Street  
 Paso Robles, CA 93446  
 (805) 226-4204

Welcome to your 3-bedroom, 1-bathroom retreat in the heart of Paso Robles wine country! This meticulously maintained home is a haven of comfort and functionality, providing the perfect escape for those seeking the serenity of wine country living. Upon arrival, the property captivates with its well-manicured landscaping and welcoming exterior. Inside, the living area exudes warmth, complemented by a charming wood-burning stove that sets the stage for cozy evenings and gatherings. The open floor plan effortlessly connects the living space, ensuring a seamless flow throughout. Step outside to discover the expansive backyard, a true gem of this property. The spacious lot offers endless possibilities for outdoor enjoyment, whether you envision hosting gatherings, gardening, or simply basking in the natural beauty of Paso Robles. A notable feature is the oversize storage shed, providing convenient space for all your storage needs, and a carport for hassle-free parking. In addition to its existing charm, this property offers room for an Accessory Dwelling Unit (ADU), presenting an exciting opportunity for expansion or the creation of a supplementary income stream. Check with the City of Paso Robles for this possible use and requirements. Surrounded by the scenic landscapes of Paso Robles wine country, this residence invites you to embrace the tranquility and beauty of the region. Whether you're an aficionado of local

