



1010 Samantha, Paso Robles - Offered at \$650,000



Opportunity Knocks with this Unique, Dual-Purpose, Two-Unit Property!

Leased at \$2,100 per month through April 2021, this charming 1,575 square foot home is conveniently located just minutes from shopping centers, Highway 101 and 46 East. The easy-living, open floor plan has a spacious light and open feel. There are three bedrooms and two bathrooms, a large dining room with a new dishwasher, stove and refrigerator, a cozy living room with vaulted ceilings and a wood burning fireplace and dual paned windows and sliders throughout. The owned solar system generates 8,350 kWh per year and the reconditioned HVAC system ensures maximum efficiency while the flat 7,000 square foot corner lot offers possible RV parking. The spacious backyard has a beautiful vine covered patio ideal for entertaining and 8'x10' storage shed that can be used for storage, or developed into an artist studio, she shed, small office, etc. The attached garage conversion into a brand-new one bedroom, one bathroom junior accessory dwelling unit (JADU)/mother-in-law suite provides for additional income at a great return. Currently leased at \$1,300 per month through January 2022, its 425 square feet feature all new construction and appliances, a beautifully tiled bathroom and private courtyard. Both a fantastic place to call home and a versatile investment opportunity, don't wait another minute to see this must-see gem. You'll be glad you did.

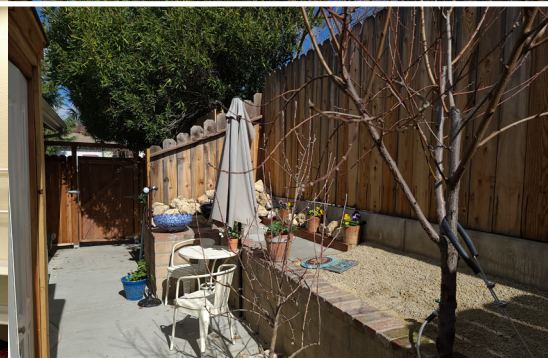
A Paso Robles native, Jim brings insider knowledge and 30+ years of experience to every deal!

DRE License: 00981882

Jim IRVING

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Listing Profile & Amenities

- Price: \$650,000
- Lot Size: 7,000 +/- sqft
- Main House: 1,575 +/- sqft
- Year Built: 1956 main & 2020 JADU
- JADU: 425 +/- sqft
- Combined Income: \$3,400/mo

- Bedrooms: 3 in main, 1 in JADU
- Baths: 2 in main, 1 in JADU
- Exterior: Stucco
- Roof: Composite Shingle
- Floors: Carpet, Laminate, Vinyl
- Heat: Central Forced Air, Reconditioned in 2020

- Extras: Owned Solar System, New Appliances, Cathedral Ceilings, Wood Burning Fireplace, Built-In Cabinetry
- Outdoor: Vine Covered Patio, Workshop/Shed, Lawn
- ID: NS21031658
- APN: 009-711-054

RE/MAX
Parkside Real Estate

For Showing, Call Jim!
805-610-7070

Jim
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