



\$ 549,000



4520 Mananita Ave, Atascadero, CA 93422

- » Beds: 2 | Baths: 1 Full
- » MLS #: NS23123125
- » Single Family | 900 ft² | Lot: 5,936 ft²
- » More Info: [4520MananitaAvenue.IsForSale.com](https://www.4520MananitaAvenue.IsForSale.com)



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Platinum Properties
 1117 Vine Street
 Paso Robles, CA 93446

Welcome to 4520 Mananita Avenue! From the moment you arrive, you'll be impressed by the expansive front lawn and beautiful curb appeal. Step inside to the seamless flow of the open concept floor plan. The renovated kitchen is gorgeous, featuring sleek quartz counters adorned with a stylish tile backsplash. Enhanced by upgraded appliances and custom cabinetry with built-ins, this culinary haven is a dream come true. Tile flooring graces every room of the home, and lighting has been updated too, with ceiling fans at one of the bedrooms and the dining room too! At the bathroom, find a generously sized soaking tub, perfect for unwinding and relaxing, accompanied by a spacious vanity. As you venture outside, you will discover your lush lawn, flowers and greenery cascading over the retaining walls and a charming concrete patio beckoning for al fresco dining and leisurely gatherings. And, to top it all off, your very own cherry tree too! Parking is a breeze with the two-car garage and the extra deep driveway and the property has been lovingly maintained and other updates include a roof replacement in 2016, exterior paint in 2022, water heater in 2019 and wood look tile flooring in the bedrooms in 2022. All of this and nestled in an ideal location, only a 5-minute drive from downtown Atascadero where you can enjoy local breweries, delectable restaurants, and world class tasting rooms. The convenience continues with easy

