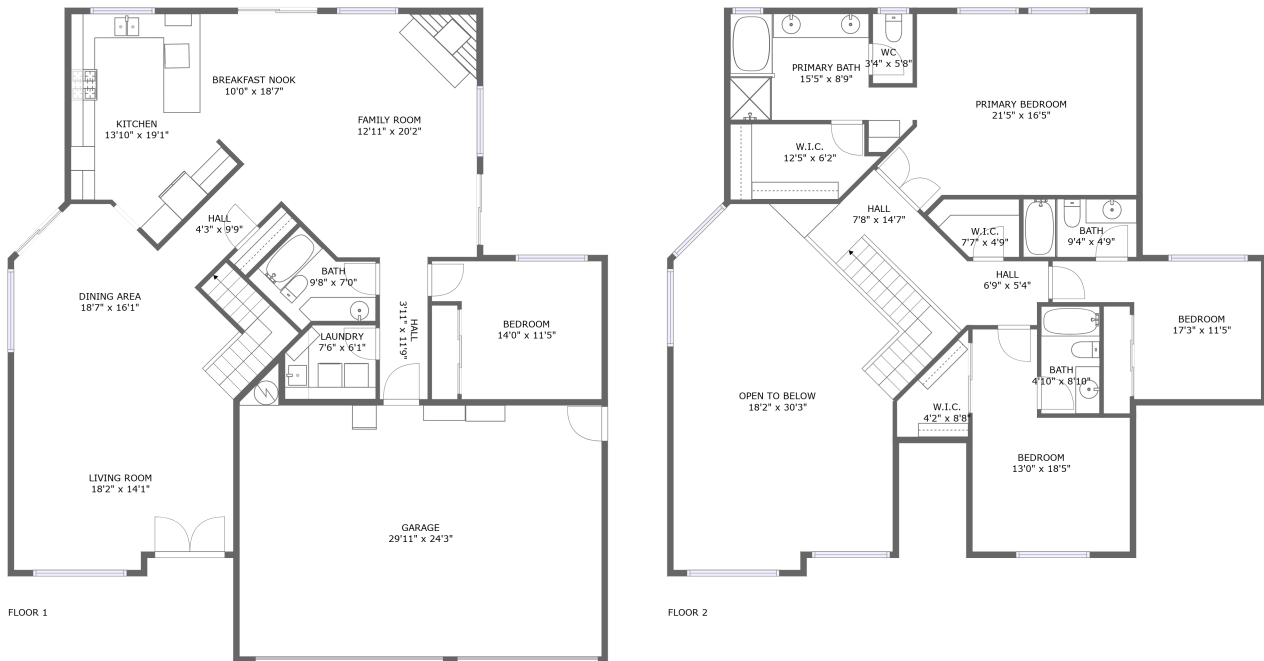



216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446



Property summary

 **1** Garages

 **4** Bedrooms

 **4** Bathrooms

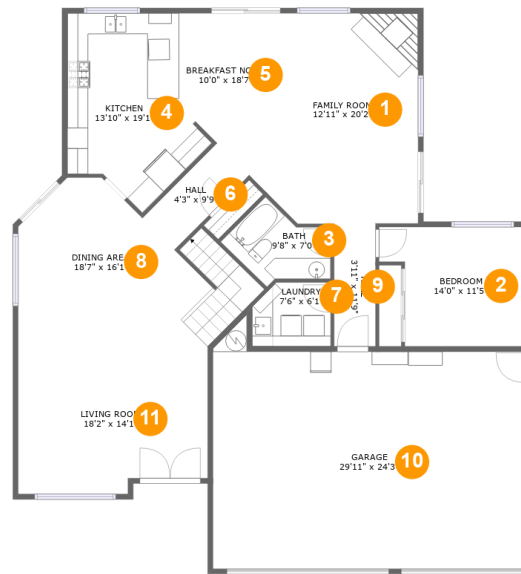
 **0** Half baths

 **2** Floors

 **2,860** Gross living area sqft

 **4,024** Total sqft

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446



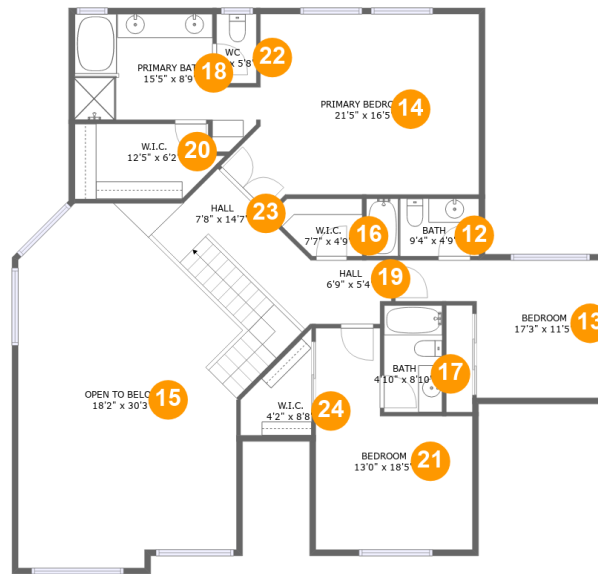
Room dimensions

Floor 1

Total sqft: 2240 Living area: 1583

#		Dimensions	sqft	Counted as living area
1	Family Room	12'11" x 20'2"	258 sq. ft	Yes
2	Bedroom	14'0" x 11'5"	140 sq. ft	Yes
3	Bath	9'8" x 7'0"	54 sq. ft	Yes
4	Kitchen	13'10" x 19'1"	189 sq. ft	Yes
5	Breakfast Nook	10'0" x 18'7"	139 sq. ft	Yes
6	Hall	4'3" x 9'9"	42 sq. ft	Yes
7	Laundry	7'6" x 6'1"	43 sq. ft	Yes
8	Dining Area	18'7" x 16'1"	266 sq. ft	Yes
9	Hall	3'11" x 11'9"	46 sq. ft	Yes
10	Garage	29'11" x 24'3"	627 sq. ft	No
11	Living Room	18'2" x 14'1"	244 sq. ft	Yes

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446



Room dimensions

Floor 2

Total sqft: 1784 Living area: 1277

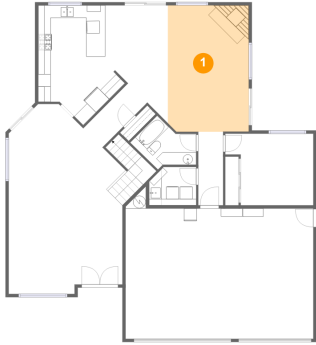
#		Dimensions	sqft	Counted as living area
12	Bath	9'4" x 4'9"	45 sq. ft	Yes
13	Bedroom	17'3" x 11'5"	143 sq. ft	Yes
14	Primary Bedroom	21'5" x 16'5"	284 sq. ft	Yes
15	Open To Below	18'2" x 30'3"	476 sq. ft	No
16	W.I.C.	7'7" x 4'9"	30 sq. ft	Yes
17	Bath	4'10" x 8'10"	43 sq. ft	Yes
18	Primary Bath	15'5" x 8'9"	118 sq. ft	Yes
19	Hall	6'9" x 5'4"	34 sq. ft	Yes
20	W.I.C.	12'5" x 6'2"	68 sq. ft	Yes
21	Bedroom	13'0" x 18'5"	183 sq. ft	Yes
22	WC	3'4" x 5'8"	19 sq. ft	Yes

**216 Via Magnolia, Paso Robles, San Luis Obispo
County, California, United States, 93446**

#		Dimensions	sqft	Counted as living area
23	Hall	7'8" x 14'7"	128 sq. ft	Yes
24	W.I.C.	4'2" x 8'8"	35 sq. ft	Yes

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446

1 Floor 1 - Family Room



Dimensions: 12'11" x 20'2"
Area: 258 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Bedroom

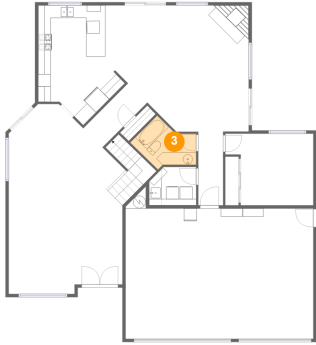


Dimensions: 14'0" x 11'5"
Area: 140 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446

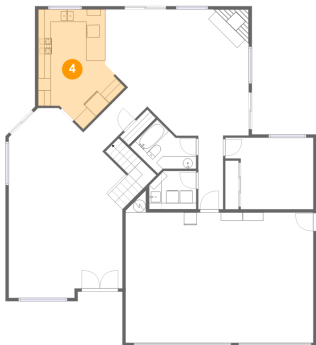
3 Floor 1 - Bath



Dimensions: 9'8" x 7'0"
Area: 54 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

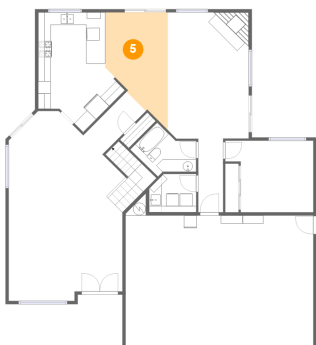
4 Floor 1 - Kitchen



Dimensions: 13'10" x 19'1"
Area: 189 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Breakfast Nook

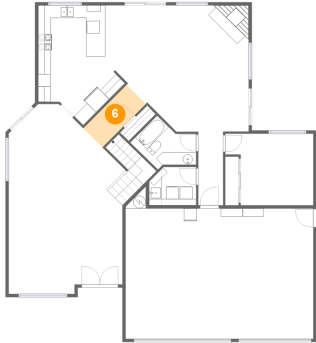


Dimensions: 10'0" x 18'7"
Area: 139 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446

6 Floor 1 - Hall



Dimensions: 4'3" x 9'9"
Area: 42 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

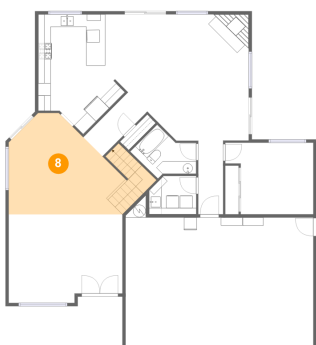
7 Floor 1 - Laundry



Dimensions: 7'6" x 6'1"
Area: 43 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Dining Area

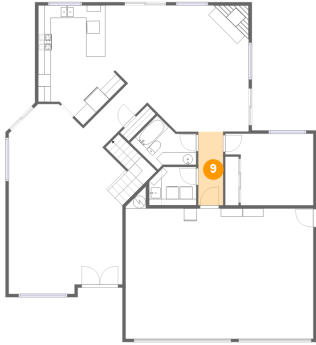


Dimensions: 18'7" x 16'1"
Area: 266 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446

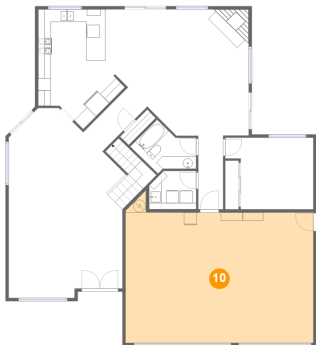
9 Floor 1 - Hall



Dimensions: 3'11" x 11'9"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 1 - Garage



Dimensions: 29'11" x 24'3"
Area: 627 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 1 - Living Room



Dimensions: 18'2" x 14'1"
Area: 244 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446

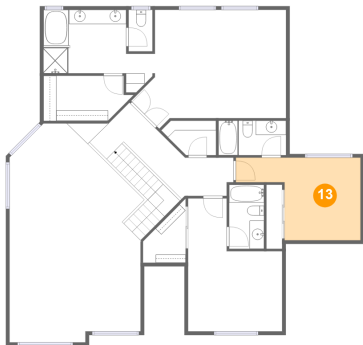
12 Floor 2 - Bath



Dimensions: 9'4" x 4'9"
Area: 45 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

13 Floor 2 - Bedroom



Dimensions: 17'3" x 11'5"
Area: 143 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Primary Bedroom

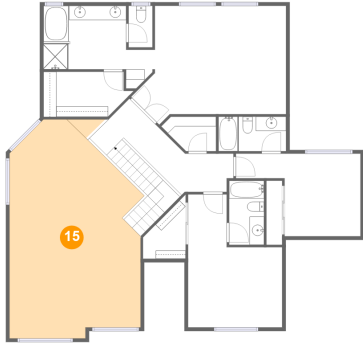


Dimensions: 21'5" x 16'5"
Area: 284 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446

15 Floor 2 - Open To Below



Dimensions: 18'2" x 30'3"
Area: 476 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

16 Floor 2 - W.I.C.



Dimensions: 7'7" x 4'9"
Area: 30 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 2 - Bath

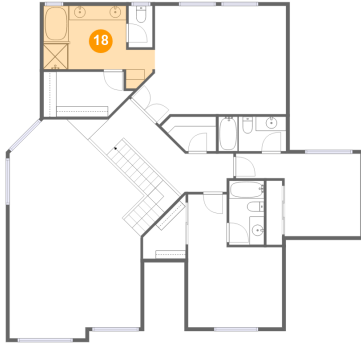


Dimensions: 4'10" x 8'10"
Area: 43 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446

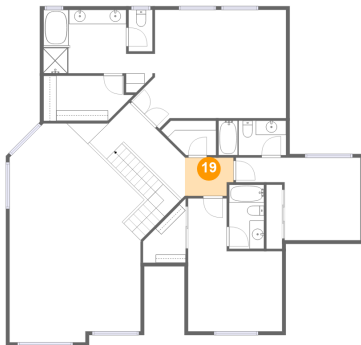
18 Floor 2 - Primary Bath



Dimensions: 15'5" x 8'9"
Area: 118 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

19 Floor 2 - Hall



Dimensions: 6'9" x 5'4"
Area: 34 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 2 - W.I.C.

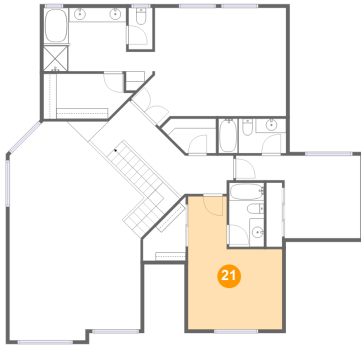


Dimensions: 12'5" x 6'2"
Area: 68 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

216 Via Magnolia, Paso Robles, San Luis Obispo County, California, United States, 93446

21 Floor 2 - Bedroom



Dimensions: 13'0" x 18'5"
Area: 183 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

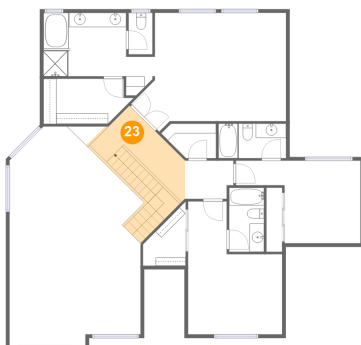
22 Floor 2 - WC



Dimensions: 3'4" x 5'8"
Area: 19 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

23 Floor 2 - Hall

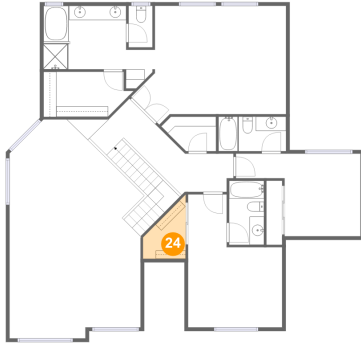


Dimensions: 7'8" x 14'7"
Area: 128 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**216 Via Magnolia, Paso Robles, San Luis Obispo
County, California, United States, 93446**

24 Floor 2 - W.I.C.



Dimensions: 4'2" x 8'8"
Area: 35 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No