12400 San Marcos Road
Atascadero, CA 93442

Home Features, Upgrades & Included Amenities

Kitchen & Appliances

- Kitchen renovation completed in 2026
- Custom solid alderwood cabinetry with champagne gold hardware
- Custom cabinet drawers and built-in storage features
- New quartz countertops, professionally sealed
- New 48-inch dual-fuel range with gas burners and electric double ovens (2026)
- New dishwasher (2026)
- Custom, quiet-rated range hood with integrated LED lighting
- Under-cabinet lighting
- Dedicated reverse osmosis drinking water faucet installed in kitchen (filtration system is leased)
- Built-in bar
- New chandelier in kitchen nook
- Updated faucets and fixtures

Butler's Pantry

- Built-in cabinetry and storage
- Built-in microwave
- Built-in ice machine
- Built-in beverage refrigerator
- Built-in wine refrigerator
- Built-in coffee bar
- Decorative stained-glass window
- Pocket door

Dining Room

- Built-in glass display niche with integrated lighting

Interior Upgrades & Finishes

- Fresh interior paint throughout the entire home, including all walls, ceilings, doors, baseboards, and trim
- New hardware on all interior and exterior doors
- Travertine tile flooring throughout the main living areas and bathrooms
- LVP flooring in bedrooms
- Roman shades on windows throughout the home, except one bedroom
- Blackout shades in bedrooms
- Recessed lighting
- Two **natural gas** fireplaces, one in the living room and one in the primary bedroom sitting room
- Owned water softener

Heating, Cooling, Energy & Smart Home Technology

- Dual air conditioning units
- Dual-zone heating system
- Brand new water heater
- **Fully owned** solar energy system
- Tesla battery backup system
- Level 2 electric vehicle charger
- Integrated smart smoke and fire detectors installed throughout the home
- Interior fire sprinkler system throughout the home
- Built-in speakers with integrated home audio capability (not connected or tested)
- Complimentary internet service, transferable to the new homeowner. The property serves as the neighborhood's internet distribution hub, providing free internet service.
- Hot water recirculation system

Outdoor Living & Entertaining

- Outdoor pathway lighting
- Landscape spotlighting illuminating trees throughout the property
- Natural gas fire pit
- Built-in outdoor kitchen with natural gas barbecue and sink
- Private fenced side yard with hot tub
- Full outdoor landscape irrigation system
- Mature landscaping

Pet-Friendly Features

- Cat door at front entrance
- Dog door providing access to garage
- Virtual dog fencing has been successfully used on the property as an alternative to traditional fencing

Additional Property Features

- Single-story home
- 4 bedrooms
- 3 bathrooms
- 3,505 square feet
- 3-car garage
- Built in 2006
- Located in Oak Ridge Estates
- No HOA
- Annual road maintenance contribution of approximately $900
- Expansive panoramic views with a distant glimpse of the Pacific Ocean through the mountains

- Spacious front yard with a gentle slope

Important Notes for Real Estate Listing

- Complimentary internet service transfers with the sale of the property.
- Reverse osmosis filtration equipment is **leased**; a dedicated kitchen faucet is installed.
- Built-in speakers have not been connected or tested.
- Virtual dog fencing equipment not included just a suggestion.