

# **\$796,000 - 290 Via San Blas, San Luis Obispo**

MLS® #NS25011302

**\$796,000**

3 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Nestled on a desirable corner lot in the highly popular and serene Margarita Villas community, this spacious three-bedroom + a den, 2.5-bath home offers both comfort and convenience. Ideally located just minutes from top-rated schools, shopping, vibrant downtown San Luis Obispo, and world-class wineries, this home provides the best of Central Coast living.

Step inside to discover a bright floor plan. The downstairs bedroom, currently used as a family room, opens to a private, sunlit patio perfect for outdoor relaxation or entertaining. Adjacent to the bedroom, the inviting living room boasts vaulted ceilings and a cozy fireplace, creating a warm and welcoming atmosphere.

The thoughtfully designed kitchen provides easy access to the oversized two-car garage, making grocery unloading a breeze. Washer and dryer hookups are also conveniently located in the garage, with modern washer and dryer units included, keeping laundry noise and moisture out of the home.

Upstairs, you'll find two spacious bedrooms, two bathrooms, and an open office loft overlooking the living room, offering a light-filled and functional workspace. The primary suite is a peaceful retreat with abundant natural light, a private en-suite bathroom, and a generous closet.

As a resident of Margarita Villas, you'll enjoy beautifully maintained green spaces, mature trees, and community amenities,



including a pool and spa ideal for unwinding or spending time with family and friends. This home combines comfort, functionality, and an unbeatable location.

Built in 1989

## Essential Information

MLS® #	NS25011302
Price	\$796,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,737
Acres	0.05
Year Built	1989
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	Francesco Pierini
Listing Office	Home & Ranch Sotheby's Intl

## Community Information

Address	290 Via San Blas
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

## Amenities

Amenities	Pool, Spa/Hot Tub, Call for Rules, Clubhouse, Maintenance Front Yard, Maintenance Grounds
Parking Spaces	2
Parking	Garage, Driveway Level
# of Garages	2
Garages	Garage, Driveway Level

View	Hills
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Asbestos Shingle
Foundation	Slab

## Interior

Interior	Laminate, Carpet
Interior Features	Separate/Formal Dining Room, High Ceilings, Primary Suite
Appliances	SixBurnerStove
Heating	Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	San Luis Coastal Unified
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## Additional Information

Date Listed	January 17th, 2025
Days on Market	18
Zoning	R2
Short Sale	N
RE / Bank Owned	N

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