

\$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, youâ€™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, youâ€™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

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|----------|--------------------------|
| 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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