

# \$1,140,000 - 420 Via Vicente, Nipomo

MLS® #PI25003998

**\$1,140,000**

3 Bedroom, 3.00 Bathroom, 2,304 sqft

Residential on 1 Acres

Nipomo(340), Nipomo,

Welcome to 420 Via Vicente, Nipomo, CA 93444 – a rare gem that offers the perfect blend of space, comfort, and functionality. Situated on over an acre in a desirable neighborhood, this single-level home features 3 bedrooms, 3 bathrooms, and a 3-car garage, along with a detached workshop that holds potential for an ADU conversion.

As you approach the property, the circular driveway and energy-efficient solar panels set the stage for what lies beyond. Step into the welcoming foyer, where the formal living room greets you on the right, and the elegant dining room awaits on the left. The heart of the home is the grand family room, complete with a cozy fireplace and an open layout that flows seamlessly into the well-appointed kitchen. Enjoy casual meals at the eat-up counter or step through the slider to the expansive covered patio, perfect for outdoor entertaining. The master suite features its own slider to the patio, a spacious bathroom, and double closets to accommodate all your wardrobe needs. The additional bedrooms are generously sized, and the hall bath boasts double sinks for convenience. The separate laundry room, complete with a closet and bathroom, could easily serve as a fourth bedroom if desired.

A standout feature of this property is the detached 620 sq. ft. workshop, offering endless possibilities as a potential ADU for extended family or rental income.

The expansive backyard provides ample



space for various uses, from accommodating horses to creating an organic garden oasis. This is a unique opportunity to own a versatile property in a fantastic location. Don't miss your chance to make 420 Via Vicente your own. Schedule a viewing today and experience the endless possibilities this exceptional home offers.

Built in 1987

## Essential Information

MLS® #	PI25003998
Price	\$1,140,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,304
Acres	1.00
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Monique Garza
Listing Office	Compass

## Community Information

Address	420 Via Vicente
Area	NPMO - Nipomo
Subdivision	Nipomo(340)
City	Nipomo
County	San Luis Obispo
Zip Code	93444

## Amenities

Utilities	Electricity Connected, Cable Connected, Natural Gas Connected
Parking Spaces	3
Parking	Door-Multi, Garage, Circular Driveway, Gated, RV Potential, Workshop in Garage

# of Garages	3
Garages	Door-Multi, Garage, Circular Driveway, Gated, RV Potential, Workshop in Garage
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Tile

## Interior

Interior Features	All Bedrooms Down, Workshop
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	January 6th, 2025
Days on Market	9
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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