

# \$1,175,000 - 1021 Katrina Court, Nipomo

MLS® #PI25005457

**\$1,175,000**

2 Bedroom, 2.00 Bathroom, 1,745 sqft

Residential on 0 Acres

Trilogy(600), Nipomo,

Welcome to the ever-popular Monterey II, a 2 bedroom, 2 bath, plus den SOLAR home, located deep within a desirable cul-de-sac with a beautiful green belt view. Built in 2014, this 1734 sq. ft. California Ranch style home, with freshly painted exterior has loads of curb appeal, features an abundance of natural light throughout and offers a plethora of upgrades, including gorgeous engineered wood flooring, plantation shutters, two-tone paint, ceiling fans, custom light fixtures, and lots of built-ins. Starting in the chefâ€™s kitchen, youâ€™ll love the stainless appliances including a new GE Profile dishwasher, large grey quartz island with striking drum pendent lighting, white Shaker-style cabinetry, mosaic tile backsplash, spacious dining area with a built-in buffet, display cabinets and beverage fridge. Adjacent is the great room with cozy gas fireplace, built-in entertainment center and plenty of windows to enjoy the gorgeous backyard and green belt views. Step outside to the backyard - itâ€™s an oasis with extended paved patio and pathways, multiple seating areas, remote-controlled sun shade and a delightful array of low-maintenance, but beautiful trees, shrubs, dry river beds and water features. Back inside, your owners suite awaits - a spacious bedroom where you can enjoy the ambient backyard lighting at night and the rising sun in the morning. The en-suite bath is luxurious with well appointed extras - dual sinks, quartz countertop, Pottery Barn wood/mirrored medicine cabinets in lieu of a



single plate mirror, a beautifully tiled shower with bench, handy wall dispensers and seamless glass enclosure, a towel warmer and a fully-outfitted walk-in closet. Up front, you'll find the 2nd bedroom with a custom Murphy bed complete with Tempur-pedic mattress, a fully-outfitted closet with shelving on one side, hanging rods on the other, and a full guest bath right next door. Additionally, there's a spacious den conveniently located across from the kitchen, a laundry, a fully-customized hall closet, and mini drop-zone when coming in from the garage. The 2+ car garage features a bump out with work bench, racing-style stainless cabinets and showroom epoxy floor. Best of all, this pristine, move-in ready home is located in Trilogy, where everyday is resort living.

Built in 2014

## Essential Information

MLS® #	PI25005457
Price	\$1,175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,745
Acres	0.19
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Molly Murphy
Listing Office	Compass

## Community Information

Address	1021 Katrina Court
Area	NPMO - Nipomo
Subdivision	Trilogy(600)

City	Nipomo
County	San Luis Obispo
Zip Code	93444

## Amenities

Amenities	Clubhouse, Fitness Center, Picnic Area, Pool, Barbecue, Bocce Court, Fire Pit, Game Room, Golf Course, Horse Trails, Maintenance Front Yard, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Meeting Room, Pickleball, Playground, Recreation Room, Sauna, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
# of Garages	2
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Front Yard
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Built-in Features, Wired for Data, Wired for Sound
Appliances	Dishwasher, Microwave, Refrigerator, Tankless Water Heater
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	January 8th, 2025
Days on Market	6

Zoning RSF

Short Sale N

RE / Bank Owned N

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