

# **\$1,020,000 - 645 Black Ridge Lane, Nipomo**

MLS® #PI25027572

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**\$1,020,000**

2 Bedroom, 2.00 Bathroom, 1,920 sqft

Residential on 1 Acres

Nipomo(340), Nipomo,

Livable luxury in this stunning single story home on approximately 2/3 acre situated on a private and peaceful lane. When you enter this beauty you are at once filled with thoughts of your own personal resort-style oasis. The light filters in from the bank of South facing windows and french doors open to patio with relaxing fountain and numerous gathering areas. The original house consisted of small boxed in rooms. The remodel rebuilt the house from the studs out, opening the main living area, adding a 20' x 20' living room. (done 2018) its 2brm 2 full baths plus den/office make this so desireable. Most importantly, the house was replumbed to take the pipes out of the slab to avoid problematic leaks. The electrical system was also renewed. The windows in the master bedroom and living room, and the sliding doors, were replaced with high end Milgard. This remodel includes upscale chef's kitchen complete with huge island, walk in pantry, stainless steel appliances and beautiful quartz counters. There are two fireplaces and one is in the formal dining room that can accommodate large gatherings or intimate dinner parties. The master suite is beyond magnificent with french doors to the garden as well as the library-office off the bedroom with pocket doors (or third bedroom). Its complete with amazing shower, walk in closet(extra deep), and private toilet room. The guest room is light and bright and the laundry room has been enlarged and its amazing. The oversize third car garage was



constructed in 2023 with electrical outlets. Plumbing can easily be added from existing lines. There are architectural drawings for a guest suite added behind the garage. More like a park than a back yard, the 2/3 acre provides a peaceful and very private green zone all around the home. Despite its size, its actually very low maintenance. All of the professionally designed plantings are on an automatic drip system which has been carefully maintained. The plantings are a combination of mature trees and shrubbery as well as drought tolerant flowering perennials. There are quiet "garden rooms" outlined by rustic walls and linked by meandering paths providing quiet areas to relax. A large fountain and a water wall provide relaxing water music along with birdsong. There are numerous fruit trees: apple, peach, plum, pluot, fig, and pomegranate. The Black Ridge circle is like a small private village with thoughtful, supportive long time neighbors, and is extremely safe.

Built in 1985

### **Essential Information**

MLS® #	PI25027572
Price	\$1,020,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,920
Acres	0.66
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Robin O'hara
Listing Office	Keller Williams Realty Central Coast

## Community Information

Address	645 Black Ridge Lane
Area	NPMO - Nipomo
Subdivision	Nipomo(340)
City	Nipomo
County	San Luis Obispo
Zip Code	93444

## Amenities

Amenities	Clubhouse, Golf Course, Bocce Court, Meeting Room, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Cable Connected, Underground Utilities
Parking Spaces	3
Parking	Direct Access, Door-Single, Driveway Up Slope From Street, Garage, Door-Multi, Garage Faces Front
# of Garages	3
Garages	Direct Access, Door-Single, Driveway Up Slope From Street, Garage, Door-Multi, Garage Faces Front
View	Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Lights

## Exterior

Exterior	Stucco
Exterior Features	Brick Driveway
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Close to Clubhouse, Corner Lot, Drip Irrigation/Bubblers, Garden, Greenbelt, Near Park, Sloped Up, Trees, Yard
Windows	Screens, Blinds, Double Pane Windows, Drapes
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Primary Suite, Attic, Bedroom on Main Level, Cathedral Ceiling(s), Entrance Foyer, Main Level Primary, Quartz Counters, Walk-In Pantry
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Refrigerator, Vented Exhaust

Fan, Dryer, Washer, Hot Water Circulator, Self Cleaning Oven, Water Heater, Water Purifier

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Dining Room, Gas Starter
# of Stories	1
Stories	One

### **School Information**

District	Lucia Mar Unified
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### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	13
Zoning	REC
Short Sale	N
RE / Bank Owned	N

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