

# \$500,000 - 313 Sunnyslope Lane, Nipomo

MLS® #PI25043901

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## \$500,000

2 Bedroom, 2.00 Bathroom, 1,033 sqft

Residential on 0 Acres

Nipomo(340), Nipomo,

Welcome to a unique opportunity in a sought-after planned unit development in Nipomo. This compact 2-bedroom, 2-full bathroom home offers modern conveniences alongside classic touches. Inside, you'll appreciate the new carpet, fresh paint, and an updated kitchen complete with a new stove and dishwasher. The design features a zero lot line layout, maximizing every inch of space, while the serene backyard provides a striking view of the Nipomo Foothills - a perfect backdrop for quiet evenings outdoors. Please note, the bathrooms have retained their original 1993 design, presenting a great opportunity to customize and modernize them to your personal taste. Embrace the blend of move-in ready upgrades and the potential for creative improvements in this charming property.



Built in 1993

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | PI25043901 |
| Price          | \$500,000  |
| Bedrooms       | 2          |
| Bathrooms      | 2.00       |
| Full Baths     | 2          |
| Square Footage | 1,033      |
| Acres          | 0.09       |
| Year Built     | 1993       |

|                |                          |
|----------------|--------------------------|
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Status         | Closed                   |
| Listing Agent  | David Hernandez          |
| Listing Office | Empire Real Estate Group |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 313 Sunnyslope Lane |
| Area        | NPMO - Nipomo       |
| Subdivision | Nipomo(340)         |
| City        | Nipomo              |
| County      | San Luis Obispo     |
| Zip Code    | 93444               |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Maintenance Grounds, Other                              |
| Utilities      | Natural Gas Available, Sewer Connected, Water Connected |
| Parking Spaces | 2   |
| # of Garages   | 2   |
| View           | Hills   |
| Pool           | None  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Awning(s)   |
| Lot Description   | ZeroToOneUnitAcre, Back Yard, Landscaped, Zero Lot Line |
| Windows           | Blinds  |
| Foundation        | Slab  |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Vinyl  |
| Interior Features | Ceiling Fan(s), All Bedrooms Down, Bedroom on Main Level, Main Level Primary |
| Appliances        | Dishwasher, Disposal, Gas Range, Refrigerator                                |
| Heating           | Central  |
| Cooling           | None   |
| Fireplaces        | None   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|            |                   |
|------------|-------------------|
| District   | Lucia Mar Unified |
| Elementary | Nipomo            |
| Middle     | Mesa              |
| High       | Nipomo            |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 28th, 2025 |
| Days on Market  | 6                   |
| Zoning          | RMF                 |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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