

# \$1,100,000 - 1540 Indiana Way, Nipomo

MLS® #PI25053586

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## \$1,100,000

3 Bedroom, 3.00 Bathroom, 1,946 sqft  
Residential on 5 Acres

Nipomo(340), Nipomo,

A secluded, off-of-the-paved road home. With indoor solar and power heated pool, spa, and sauna, this home feels like a retreat.

This 3-bedroom, 2.5 bathroom home, perfectly nestled on 5 acres of tranquil land dotted with eucalyptus trees, monarch butterflies and hummingbirds. This property offers the perfect blend of country living, and functionality, ideal for those seeking a private space with ample room to grow and enjoy life's simple pleasures. One of the standout features of this home is the stunning indoor solar-heated swimming pool and spa, perfect for year-round relaxation and a sauna just off the primary bedroom shower. It's also has a wood stove in the pool room for those cozy nights.

The expansive 5-acre lot offers plenty of room for your hobbies, animals, or potential future projects. You'll find space for an Accessory Dwelling Unit (ADU), horses, and even a barn, with convenient RV parking as well. A fully functional tractor comes with its own implements, making it easy to manage the land and property with ease. Nice little shed & roll up door to house the tractor. For added peace of mind, this property boasts essential updates including a new roof, leach lines, water heater and automated pool/spa solar heater. The home is also self-sufficient, running off its own well with an impressive 21 gallons per minute (GPM) flow, ensuring you have plenty of water for all your needs. Step outside to the sprawling acreage, where you can enjoy outdoor activities, gardening, or



simply take in the breathtaking views of your private oasis. This is more than just a home; itâ€™s a lifestyle. Whether youâ€™re looking to unwind by the pool, explore the land, or enjoy the peace and quiet of country living just 3 miles from downtown, this property offers it all. Itâ€™s a rare opportunity to own a piece of paradise with all the amenities you could want! Just minutes away from the Pacific Ocean, top rated golf courses, and wineries.

Built in 1986

**Essential Information**

MLS® #	PI25053586
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,946
Acres	5.00
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kalua Kuhnle
Listing Office	Coast West Realty & Property Management

**Community Information**

Address	1540 Indiana Way
Area	NPMO - Nipomo
Subdivision	Nipomo(340)
City	Nipomo
County	San Luis Obispo
Zip Code	93444

**Amenities**

Utilities	Electricity Connected, Propane
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Parking Spaces	2
Parking	Door-Multi, Garage, Garage Door Opener, None, RV Access/Parking
# of Garages	2
Garages	Door-Multi, Garage, Garage Door Opener, None, RV Access/Parking
View	Trees/Woods
Has Pool	Yes
Pool	Pool Cover, Private, Indoor, Solar Heat

## Exterior

Exterior Features	Kennel
Lot Description	Horse Property
Windows	Skylight(s)
Roof	Composition

## Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Solid Surface Counters
Appliances	Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	March 13th, 2025
Days on Market	11
Zoning	RR
Short Sale	N
RE / Bank Owned	N

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