

\$1,795,000 - 1217 Nipomo Street, San Luis Obispo

MLS® #PI25074354

\$1,795,000

3 Bedroom, 3.00 Bathroom, 1,854 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Step into the epitome of contemporary luxury at 1217 Nipomo Street, a one-of-a-kind downtown San Luis Obispo home built in 2013. Perfectly positioned at the doorstep of downtown's vibrant core, this single-family residence offers the best of urban living—with no HOA and a private two-car garage for seamless convenience.

Designed with modern elegance in mind, this home boasts 10" ceilings, 8" designer doors, and engineered hardwood flooring throughout most spaces. The open-concept living area is highlighted by a Heat & Glo "Cosmo SLR Designer Series" fireplace, custom hand-textured walls, and a state-of-the-art AV system with in-ceiling speakers, a Denon receiver, and a Samsung 55" LED TV.

The gourmet chef's kitchen features sleek quartz slab countertops, contemporary soft-close cabinetry, and high-end stainless steel appliances, including a 36" Electrolux-Icon freestanding gas range. Luxurious baths showcase frameless glass shower doors, quartz counters, and designer tile finishes.

The exterior is just as impressive, with architectural brick veneer, Anderson windows, a smooth acrylic stucco finish, and a custom-designed Sunbrella awning over the south patio. A thoughtfully curated Outdeco fence and cedar-trimmed patio create a private retreat just steps from the city's best dining, shopping, and entertainment.



With tankless water heating, central AC, a Honeywell wireless thermostat, and a fully integrated alarm system, this home blends sophisticated style with smart-home convenience.

Don't miss this rare opportunity to own a truly unique, modern downtown SLO residence!

Built in 2013

Essential Information

MLS® #	PI25074354
Price	\$1,795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,854
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Chris Richardson
Listing Office	Richardson Sotheby's International Realty

Community Information

Address	1217 Nipomo Street
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
-----------	--

Parking Spaces	2
Parking	Garage, Door-Single, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Garage, Door-Single, Garage Door Opener, Garage Faces Front
View	None
Pool	None
Security	Prewired

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Sprinkler System
Windows	Double Pane Windows
Roof	Flat, Membrane
Construction	Stucco
Foundation	Slab

Interior

Interior	Wood, Carpet
Interior Features	High Ceilings, Walk-In Closet(s), All Bedrooms Up, Ceiling Fan(s), Open Floorplan, Quartz Counters, Wired for Data, Wired for Sound
Appliances	Dishwasher, Gas Range, Refrigerator, Free-Standing Range, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

School Information

District	San Luis Coastal Unified
----------	--------------------------

Additional Information

Date Listed	April 7th, 2025
Days on Market	7
Zoning	CD
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 11:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.