

\$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

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|----------------|---|
| 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 |
|-----------|--|

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|----------------|---|
| 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

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|----------|--------------------------|
| District | San Luis Coastal Unified |
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Additional Information

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

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