

\$525,000 - 318 Sunnyslope Lane, Nipomo

MLS® #PI25093265

\$525,000

2 Bedroom, 2.00 Bathroom, 1,030 sqft
Residential on 0 Acres

Nipomo(340), Nipomo,

Welcome to 318 Sunnyslope Ln, a single-level home nestled in the peaceful Creekside community of Nipomo. This 2-bedroom, 2-bathroom gem offers 1,030 square feet of comfortable living space, perfect for those looking for a low-maintenance lifestyle without sacrificing convenience or charm.

Step inside and enjoy a very livable layout featuring a separate dining area and a breakfast bar that seats three—ideal for casual meals or morning coffee. The kitchen is fully equipped and includes the refrigerator and a newer gas range. The laundry closet with the included washer and dryer adds everyday ease. A nice feature is the spacious primary bedroom, which includes two generous closets with a convenient dressing area in between—offering plenty of storage and space to get ready with ease.

Outdoors, you™ll love the private, fenced backyard with brand-new fencing—perfect for relaxing, gardening, or a pet-friendly space.

The attached 2-car garage includes a workbench and built-in cabinets, offering plenty of storage and room for hobbies or projects.

Living in Creekside means more than just a wonderful home—it means enjoying a well-kept neighborhood where the \$280/month HOA fee covers exterior maintenance and front landscaping, keeping your property looking sharp year-round.

The location is a standout. Enjoy walkable access to the charming Birchwood Nursery



and Beer Garden, or explore nearby favorites like Bubbles & Tea and a variety of local restaurants and shops. Golf courses and renowned Central Coast wineries are just a short drive away, with quick access to Highway 101 for easy commuting or day trips.

Built in 1993

Essential Information

MLS® #	PI25093265
Price	\$525,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.07
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Margaret Kelly
Listing Office	Ocean Breeze Real Estate, Inc.

Community Information

Address	318 Sunnyslope Lane
Area	NPMO - Nipomo
Subdivision	Nipomo(340)
City	Nipomo
County	San Luis Obispo
Zip Code	93444

Amenities

Amenities	Maintenance Front Yard, Management
Parking Spaces	2
Parking	Driveway, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage Faces Front
View	Neighborhood

Pool	None
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Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Lawn, Sprinkler System, Zero Lot Line
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, All Bedrooms Down, Primary Suite, Dressing Area
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
High	Nipomo

Additional Information

Date Listed	May 5th, 2025
Days on Market	4
Zoning	RMF
Short Sale	N
RE / Bank Owned	N

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