

\$1,045,000 - 260 Via Vicente, Nipomo

MLS® #PI25108236

\$1,045,000

3 Bedroom, 2.00 Bathroom, 1,764 sqft

Residential on 1 Acres

Nipomo(340), Nipomo,

Welcome Home...if you've been looking for a single level home on an acre with a horse facility and 3 car garage...look no further! If you would also like a 30x20 shop with roll up door, 220V throughout AND compressed air throughout...your search may have just started and ended right here on a cul-de-sac in Nipomo. The ranch style 3 bedroom / 2 bath home connects to the shop and 3 car garage via the covered and spacious breezeway. The 1764 sqft home with a wood burning fireplace features a remodeled kitchen with a large granite center island (and plenty of storage). The adjacent dining area flows to the living room and continues across the front of the home to the family room / office space. The horse facilities on the property include hay storage, tack room and an expansive outdoor Pleasure Riding Arena with LED lighting for nighttime riding activities. Less than a mile away from the home is the beautiful Nipomo Regional Park. Horse trails, hiking trails, baseball/football fields, pickleball courts, basketball courts, Skate Park, Dog Park, Bar-B-Que facilities and so much more.



Built in 1984

Essential Information

MLS® # PI25108236

Price \$1,045,000

Bedrooms 3

| | |
|----------------|----------------------------|
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 1,764 |
| Acres | 1.01 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Bill Vincent |
| Listing Office | Taylor Hoving Realty Group |

Community Information

| | |
|-------------|-----------------|
| Address | 260 Via Vicente |
| Area | NPMO - Nipomo |
| Subdivision | Nipomo(340) |
| City | Nipomo |
| County | San Luis Obispo |
| Zip Code | 93444 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Phone Connected, Water Connected |
| Parking Spaces | 3 |
| Parking | Boat, RV Potential |
| # of Garages | 3 |
| Garages | Boat, RV Potential |
| View | Neighborhood, Trees/Woods |
| Pool | None |

Exterior

| | |
|-----------------|----------------|
| Exterior | Stucco |
| Lot Description | Near Park |
| Roof | Tile, Concrete |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Tile, Wood |
| Interior Features | Separate/Formal Dining Room, All Bedrooms Down, Workshop |
| Appliances | Built-In Range, Dishwasher, Gas Range, Gas Water Heater, Refrigerator, |

| | |
|--------------|---|
| | Range Hood, Gas Cooktop, Gas Oven, Water Heater |
| Heating | Central, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Living Room, Wood Burning, Heatilator |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|-------------------|
| District | Lucia Mar Unified |
|----------|-------------------|

Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 5 |
| Zoning | RS |
| Short Sale | N |
| RE / Bank Owned | N |

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