

\$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

District	Lucia Mar Unified
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Additional Information

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

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