

\$1,100,000 - 516 Charro Way, Nipomo

MLS® #PI25181595

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,298 sqft
Residential on 0 Acres

Nipomo(340), Nipomo,

Mediterranean Elegance on a Premier Mesa Meadows Lot! Discover this exceptional single-level Mediterranean-style home, crafted by renowned builder Greg Nester, perfectly positioned in the prestigious Mesa Meadows neighborhood. Set on just under half an acre, this property occupies what may be the community's most sought-after lot—backing to serene open space with majestic oak tree views and no neighbors to the right or rear. Inside, the great room welcomes you with a vaulted ceiling, a striking stone gas-log fireplace, and expansive windows that fill the space with natural light while showcasing the peaceful scenery. A cozy breakfast nook bridges the great room and the gourmet kitchen, creating an inviting space for casual dining. The kitchen boasts a center island, peninsula bar seating, stainless steel appliances, abundant storage, and solid-surface Corian countertops that extend into all bathrooms for a cohesive, easy-care finish. A flexible office/bonus room offers options for a home office, formal dining room, or hobby space. The spacious primary suite features a walk-in closet with custom organization and direct access to the home's bright sunroom—an additional 245 square feet (added in 2008 and not included in the listed square footage). The sunroom, complete with a spa included in the sale, is perfect for relaxing and enjoying the surrounding nature. The primary bath impresses with an oversized shower, dual



showerheads, and custom tile work. Additional highlights include a laundry/mud room with a utility sink, generous cabinetry, and a folding area, plus an oversized, drywall-finished three-car garage with a utility sink. Located next to the Nipomo Native Garden and close to Nipomo Regional Park, the library, and miles of hiking, biking, and equestrian trails, this home offers a rare combination of privacy, craftsmanship, and prime location.

Built in 2001

Essential Information

MLS® #	PI25181595
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,298
Acres	0.46
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Barry Brown
Listing Office	Barry Brown Real Estate

Community Information

Address	516 Charro Way
Area	NPMO - Nipomo
Subdivision	Nipomo(340)
City	Nipomo
County	San Luis Obispo
Zip Code	93444

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete, Garage Faces Side
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete, Garage Faces Side
View	Park/Greenbelt, Neighborhood, Hills
Pool	None
Security	Carbon Monoxide Detector(s), Prewired

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Near Park, Sprinkler System, Yard, Sloped Up
Windows	Double Pane Windows, Plantation Shutters, Screens, Bay Window(s), Blinds
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Unfurnished, All Bedrooms Down, Primary Suite, Walk-In Closet(s), Solid Surface Counters
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Water Heater, Microwave, Range Hood, Water To Refrigerator, Water Purifier, Dryer, Washer, Water Softener
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Great Room
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
Elementary	Dana
Middle	Mesa

High

Nipomo

Additional Information

Date Listed August 3rd, 2025

Days on Market 6

Zoning RS

Short Sale N

RE / Bank Owned N

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