

# \$1,375,000 - 880 Buchon Street, San Luis Obispo

MLS® #PI25189135

**\$1,375,000**

2 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Welcome to 880 Buchon Street, a beautifully renovated 2 bedroom 2 bathroom historic home with modern upgrades and timeless charm in the heart of San Luis Obispo.

Originally built around 1898-early 1900s, this home boasts a fascinating history, having been owned by notable local figures, including P.B. Cowdery and Coach Robert Punches. Its unique character is complemented by its place on the Historical Mention List, offering exciting opportunities for future property improvements. Meticulously updated, this home now features a brand-new foundation, driveway, and courtyard, providing a solid base for future enjoyment. Inside, you'll find new framing, drywall, and fresh paint throughout. The stunning engineered French oak hardwood floors are water-resistant and add warmth and elegance to every room. The roof has been replaced with a durable, energy-efficient composite 30-year roof, while the state-of-the-art Mitsubishi super-efficient heat pump A/C ensures year-round comfort.

Modern electrical systems include new panels, with PG&E pulling a new line to the house, and the property is wired for an EV charger, with a Tesla station ready to go.

The home is equipped with energy-efficient dual-pane windows, new insulation, and soundproofing mineral wool, creating a peaceful and comfortable environment. Unique architectural features include built-in bookshelves, a hidden doorway, and elegant updates like a California Faucets solid brass



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rain shower in the master bath. The spacious crawl space offers potential for a wine cellar or additional storage.

The kitchen is a chefâ€™s dream, featuring a 48â€• AGA induction range, Shaws of England sink with a solid brass faucet, Bosch dishwasher and refrigerator, and a stack washer/dryer for convenience. The outdoor space has been improved with new hardscape, landscaping, and irrigation, making it an ideal sanctuary for relaxation and entertaining. Additional updates include new 5/8â€• drywall throughout, composite roofing, built-in shelving, and a captivating historical narrative that adds character and depth to the property. Whether you choose to reapply for the Mills List to benefit from property tax reductions or move forward with plans for an ADU, this home offers incredible potential. Donâ€™t miss this rare opportunity to own a beautifully restored piece of San Luis Obispo history with all the modern comforts you desire.

Built in 1894

## Essential Information

MLS® #	PI25189135
Price	\$1,375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.11
Year Built	1894
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Paul Swack
Listing Office	Keller Williams Realty Santa Barbara

## Community Information

Address	880 Buchon Street
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

## Amenities

Parking Spaces	2
View	Hills, Mountain(s), Neighborhood
Pool	None

## Exterior

Lot Description	Front Yard, Lawn, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Composition
Foundation	Raised

## Interior

Interior Features	Breakfast Bar, Eat-in Kitchen, Main Level Primary
Appliances	Electric Cooktop, Electric Oven, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room
# of Stories	1
Stories	One

## School Information

District	San Luis Coastal Unified
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## Additional Information

Date Listed	August 20th, 2025
Days on Market	99
Zoning	R2
Short Sale	N
RE / Bank Owned	N

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