

# **\$1,250,000 - 4404 Sunflower Way, San Luis Obispo**

MLS® #PW25216466

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## **\$1,250,000**

3 Bedroom, 2.00 Bathroom, 1,956 sqft  
Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Bring your family home to this French Park gem, with a lush and colorful backyard, and room to expand on one of the largest parcels in the Santa Lucia Hills community. This single-story home is bright and spacious, with cathedral ceilings and lots of windows—every room is bathed in natural light. The kitchen features a large island with a breakfast bar and coffee nook, and opens into a relaxing den. A separate large living room features a cozy fireplace and adjoining dining room, and both have large sliders opening to outside patios. The primary bedroom offers two closets and a bathroom ensuite, as well as a private exit to the backyard patio. Two other bedrooms, the guest bath, and an inside laundry room are down the hall. Santa Lucia Hills offers quick access to French Park, downtown dining and entertainment, hiking, biking and local wineries—but you will be tempted to just stay home and enjoy your own lovely back yard! Your kids will excel at Los Ranchos Elementary (K-6), Laguna Middle School (7-8), and San Luis Obispo High School (9-12). An access easement across the rear portion of the property was recently abandoned by the city and the HOA, so this is now fenced in for exclusive use and ready for your expansion plans! This lovely home is close to everything, but feels peaceful, private and secluded. Don't miss your chance to make this lovely garden oasis yours!



Built in 1990

## Essential Information

MLS® #	PW25216466
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,956
Acres	0.22
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Sean Ryan
Listing Office	Coast Realty Solutions, Inc.

## Community Information

Address	4404 Sunflower Way
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

## Amenities

Amenities	Maintenance Grounds, Management
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected, Phone Connected
Parking Spaces	4
Parking	Direct Access, Driveway, Garage, Driveway Up Slope From Street, Garage Faces Front
# of Garages	2
Garages	Direct Access, Driveway, Garage, Driveway Up Slope From Street, Garage Faces Front
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

## Exterior

Exterior	Concrete, Copper Plumbing, Drywall, Stucco, Wood Siding
Lot Description	Greenbelt, Back Yard, Front Yard, Garden, Landscaped, Near Park, Ranch, Sprinklers In Front, Sprinklers In Rear, Sprinkler System
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Concrete, Copper Plumbing, Drywall, Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Laminate, Carpet
Interior Features	Breakfast Bar, Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Attic, Recessed Lighting, Separate/Formal Dining Room, Solid Surface Counters, Unfurnished, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Water Heater, Free-Standing Range, Gas Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	San Luis Coastal Unified
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## Additional Information

Date Listed	September 12th, 2025
Days on Market	8
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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