

# \$1,449,000 - 989 Sweet Gum Lane, Nipomo

MLS® #SC25018435

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## \$1,449,000

4 Bedroom, 4.00 Bathroom, 3,024 sqft  
Residential on 1 Acres

Nipomo(340), Nipomo,

This warm and inviting 3 bedroom, 2 1/2 bathroom main home with permitted standalone (separate entrance) 1 bedroom, 1 bathroom guest house and attached spacious studio workspace ideally situated on just shy of an acre lot could be yours! The high ceiling, single story, open floor plan main home features a dual sided fireplace, and bi-fold glass doors leading out to a covered patio. The master retreat has a private sitting room and spacious master bath with laundry and a walk-in closet. A small office space off the dining area opens to another sunny patio. The large 2 car garage (attached to the main home) is surrounded by mature, low maintenance landscaping, covered gazebo, aviary, an abundance of mature fruit trees wrapped in a white picket fence and arbor entrance and a lily pond all within a large, enclosed and fully irrigated yard.

Comfortable main house living with potential for rental income and storage space/workshop usage is sure to offer an abundance of possibilities to the new owners.

Built in 2006

## Essential Information

MLS® #	SC25018435
Price	\$1,449,000
Bedrooms	4



Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	3,024
Acres	0.96
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Angela Johnston
Listing Office	MGR Private Capital & Real Estate Group

### Community Information

Address	989 Sweet Gum Lane
Area	NPMO - Nipomo
Subdivision	Nipomo(340)
City	Nipomo
County	San Luis Obispo
Zip Code	93444

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, Concrete, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Concrete, Garage Faces Front
View	Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Security System

### Exterior

Exterior	Stucco
Exterior Features	Lighting, Koi Pond
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Corner Lot, Drip Irrigation/Bubblers, Landscaped, Lot Over 40000 Sqft
Windows	Double Pane Windows
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Entrance Foyer, High Ceilings
Appliances	Dishwasher, Gas Range, Tankless Water Heater, Built-In Range
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Multi-Sided, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	January 28th, 2025
Days on Market	3
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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