

\$1,395,000 - 1344 Mill Street, San Luis Obispo

MLS® #SC25030659

\$1,395,000

4 Bedroom, 3.00 Bathroom, 2,044 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Location, location, location! Turn of the Century Craftsman style 3 bed, 2 bath home plus a guest cottage located in the highly coveted Mill Street Historic District near downtown San Luis Obispo and Cal Poly. Built circa 1900, this home offers numerous architectural features including Douglas fir flooring throughout, 10" coved ceilings, robust pocket doors lending to a versatile floorplan and original redwood trim. Sited on a +/-6,300 square foot street-to-street parcel with R-2 zoning, there is potential for increased density *Buyer to verify with City Planning.* As you arrive, you're greeted by an inviting front porch ideal for relaxed morning coffee or evening refreshments. Past the front door is a large entry foyer and spacious dining room with large picture windows to let in natural light. The dining room can be opened up or closed off from the family room depending on owner preference with 8" solid wood pocket doors. The kitchen is located at the rear of the home and is adjacent to a breakfast or office nook. Two guest bedrooms and a full bathroom are also located on the ground level. Upstairs is a vast primary suite with multiple closet spaces, plenty of room to make your own, a full bath and deck capturing views of Cerro San Luis. An enclosed laundry room downstairs leads out to the backyard offering a private escape with hedges, flagstone, mature trees and an elevated patio. A backyard cottage adds to the flexibility of this property, offering studio living



with kitchenette, full bath and sunroom, offering income potential or multi-generational ownership. A tool shed is located at the rear of the property along with lots of room for gardening or improvements. Additionally, there is a gate along Peach Street offering access from both Mill Street and Peach Street. This wonderful home provides the rare opportunity for an owner looking for a premiere location within San Luis Obispo and a vision to bring this property back to its full potential!

Built in 1900

Essential Information

MLS® #	SC25030659
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,044
Acres	0.14
Year Built	1900
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Graham Updegrove
Listing Office	California Coastal Real Estate

Community Information

Address	1344 Mill Street
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking	Driveway
Garages	Driveway
View	Mountain(s), Neighborhood
Pool	None

Exterior

Lot Description	Front Yard, Street Level
Roof	Composition
Foundation	Raised

Interior

Interior	Wood
Interior Features	Breakfast Area, Separate/Formal Dining Room, High Ceilings, Bedroom on Main Level, Entrance Foyer, Attic
Appliances	Dishwasher, Gas Oven
Heating	See Remarks
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	San Luis Coastal Unified
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Additional Information

Date Listed	February 11th, 2025
Days on Market	28
Zoning	R2
Short Sale	N
RE / Bank Owned	N

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