

# **\$1,075,000 - 740 Orchard Road, Nipomo**

MLS® #SC25032947

**\$1,075,000**

3 Bedroom, 2.00 Bathroom, 1,656 sqft

Residential on 1 Acres

Nipomo(340), Nipomo,

Country living and room for toys! Welcome to this beautiful nearly 1-acre ranchette in the heart of Nipomo. Perfectly situated for easy access north and south, this property offers ample space for your hobbies, and projects. Just one of the highlights of this property is the 50x30 workshop outbuilding, offering endless possibilities. Whether you're an enthusiast of DIY projects, need extra storage space, have a business that requires additional room, or other needs, this workshop is the ideal space for you. The home is a 3 bedroom, 2 bath with open kitchen plan. Extended living area has vaulted ceilings and is light and bright. In addition, there is a fully-owned 4.365kW solar system and a recently installed roof on main home. The gently-sloping usable lot provides plenty of room for outdoor activities, gardening, or even building your dream backyard. Enjoy the fruit trees and open space surroundings while still being just minutes away from local amenities, schools, and easy access to major roads for a smooth commute to nearby areas. This is a rare opportunity to own a versatile property in a sought-after location. Don't miss your chance to make this wonderful ranchette your own!



Built in 1963

## **Essential Information**

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Price \$1,075,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,656
Acres	1.01
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dawna Davies
Listing Office	Davies Co. Real Estate

## Community Information

Address	740 Orchard Road
Area	NPMO - Nipomo
Subdivision	Nipomo(340)
City	Nipomo
County	San Luis Obispo
Zip Code	93444

## Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Driveway, Garage, Concrete, Door-Single, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Concrete, Door-Single, Garage Faces Front
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood, Vinyl
Interior Features	All Bedrooms Down, Main Level Primary, Solid Surface Counters
Appliances	Dishwasher, Gas Range, Refrigerator, Dryer, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Masonry
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	April 8th, 2025
Days on Market	5
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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