

# **\$1,225,000 - 2797 Flora Street, San Luis Obispo**

MLS® #SC25040296

**\$1,225,000**

3 Bedroom, 2.00 Bathroom, 1,700 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Discover the charm and comfort of this single level, 3-bedroom, 2 bath home, ideally located on one of San Luis Obispo's most desirable streets. Built in 1974 on a generous 9000 sq. ft. lot, this 1700 sq. ft. residence offers the perfect blend of comfort and potential.

The vaulted ceilings in the living room create a spacious and airy feel, complemented by a classic white brick wood-burning fireplace. Abundant natural light pours through large windows, enhancing the home's warm and inviting atmosphere. The dining / family room opens to the nicely landscaped, fully fenced back yard, where a spacious patio awaits---perfect for relaxing or entertaining guests. The attached 2 car garage adds convenience, while the expansive lot may offer the opportunity to add an ADU (buyer to verify).

Tucked away in an intimate 2 house cul-de-sac portion of the street, this property offers privacy and a peaceful retreat. Located away from university influence, the neighborhood is known for it's family friendly atmosphere while remaining close to everything SLO has to offer. Enjoy the best of SLO living with nearby parks, hiking trails, and easy access to shopping, dining, and top rated schools.

Don't miss this rare opportunity to own in this prime location. Opportunities like this don't come often---make this charming single level home yours before it's gone ! Schedule your showing today.



Built in 1974

## Essential Information

MLS® #	SC25040296
Price	\$1,225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,700
Acres	0.21
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Paul Nagy
Listing Office	The Real Estate Office

## Community Information

Address	2797 Flora Street
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Garage, Door-Single, Driveway Up Slope From Street, Garage Faces Front
# of Garages	2
Garages	Garage, Door-Single, Driveway Up Slope From Street, Garage Faces Front
View	Hills, Neighborhood
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Cul-De-Sac, Landscaped, Lawn
Windows	Garden Window(s), Screens

Construction Stucco

## Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Gas Starter, Wood Burning
# of Stories	1
Stories	One

## School Information

District	San Luis Coastal Unified
Elementary	Sinsheimer
High	San Luis Obispo

## Additional Information

Date Listed	February 24th, 2025
Days on Market	9
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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