

# **\$1,525,000 - 324 Tresana Lane, San Luis Obispo**

MLS® #SC25055671

**\$1,525,000**

4 Bedroom, 3.00 Bathroom, 2,260 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Central Coast Treasure -324 Tresana Lane is a meticulously landscaped residence in the Tuscan inspired neighborhood of Toscano. Located at the base of the South Hills hiking trails, less than a mile from Highway 101, 2.5 miles to Downtown SLO, this home is close to shopping, beaches, outdoor recreation and wine tasting. In this 2,260 sq. ft. home, you'll enjoy extensive modern upgrades, where every detail has been curated for those who seek simple convenience, casual comfort, and easy maintenance in a refined home. As you enter, the wide plank, white oak engineered hardwood floors start at the front door, extend throughout the open concept living space, and throughout most of the home. The gourmet kitchen is the heart of the home and boasts stainless steel appliances, an expansive island, additional cabinets, window bench seat, and pantry near the dining area. The main level also includes a laundry room, and a spare bedroom/office perfect for guests or bonus living space.

A modern and sophisticated custom staircase leads to the second floor with windows that allow in a lot of natural light. Upstairs you'll find a primary ensuite bedroom with a walk in closet. Two additional bedrooms, and a generously sized hall bathroom with bathtub shower and an abundance of cabinetry for storage.

The beautifully lit outdoor space has a large



paver patio area, vessel fountain, gas fire-pit, artificial turf, pergola, and a hot tub. A separate gated dog run area is accessed by a discreet pet door in the laundry room. The double garage includes upgraded cabinetry, surfboard storage, and an epoxy floor. Other home features include water softener, AC, Simply Safe alarm, Rachio irrigation controls, and an EV car charger.

Built in 2017

## Essential Information

MLS® #	SC25055671
Price	\$1,525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Liza Kasenckak
Listing Office	Andrews Real Estate Group, Inc.

## Community Information

Address	324 Tresana Lane
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
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Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage, One Space, Workshop in Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage, One Space, Workshop in Garage
View	None
Waterfront	Reservoir in Community
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters, Fire Pit
Lot Description	Drip Irrigation/Bubblers, Sprinklers Timer
Windows	Double Pane Windows
Roof	Clay, Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, Open Floorplan, Pantry, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Electric Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Water Softener
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	San Luis Coastal Unified
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## Additional Information

Date Listed March 13th, 2025

Days on Market 7

Short Sale N

RE / Bank Owned N

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