

\$1,550,000 - 389 Pismo & 1417 Carmel, San Luis Obispo

MLS® #SC25064738

\$1,550,000

4 Bedroom, 4.00 Bathroom, 2,190 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

389 Pismo & 1417 Carmel, this property offers a fantastic investment opportunity in the heart of downtown San Luis Obispo! Zoned R3 with potential to split the lot, this versatile property opens the door to endless possibilities. 389 Pismo is a charming 2-bedroom, 1-bath ~890 sq ft house showcasing classic hardwood floors, a striking arched front door with stained glass, and a cozy fireplace with a brick hearth and decorative tile accents. The 2nd bedroom has new carpet installed and the bathroom has been newly painted with a new backsplash above the bathtub. Outdoor spaces include a side garden and a rear patio, perfect for enjoying the mild Central Coast climate.

Behind the main house, a separate studio unit features a kitchenette and a $\frac{3}{4}$ bath, with fresh carpet and paint, offering excellent rental or guest potential. A peaceful patio with an above-ground pond and waterfall creates a relaxing retreat. Additionally, the oversized 2-car garage provides ample storage and potential for additional units—buyers should check with the city regarding development options. 1417 Carmel is a Duplex featuring 2 One bedroom, 1 bath units with approximately 1144 sq ft total, built in the 1950's. Unit A is the larger of the two, and features a comfortable living room, a washer/dryer closet enclosure in the kitchen and a separate bedroom and full bathroom. Unit B offers an open floor plan with a washer/dryer closet enclosure in the living room, a separate bedroom and a full bath. Located in the highly



desirable downtown San Luis Obispo area, this property is an exceptional opportunity for investors, developers, or homeowners looking to maximize value. Don't miss out on this rare find!

Built in 1929

Essential Information

MLS® #	SC25064738
Price	\$1,550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	2,190
Acres	0.25
Year Built	1929
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Hal Sweasey
Listing Office	Keller Williams Realty Central Coast

Community Information

Address	389 Pismo & 1417 Carmel
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

Amenities

Parking Spaces	6
Parking	Driveway, RV Access/Parking, Carport
# of Garages	2
Garages	Driveway, RV Access/Parking, Carport
View	Hills, Neighborhood
Pool	None

Exterior

Lot Description Front Yard

Interior

Interior	Carpet, Vinyl, Wood
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	San Luis Coastal Unified
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Additional Information

Date Listed	February 21st, 2025
Days on Market	117
Zoning	R3
Short Sale	N
RE / Bank Owned	N

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