

\$1,410,000 - 342 Tresana Lane, San Luis Obispo

MLS® #SC25067371

\$1,410,000

4 Bedroom, 3.00 Bathroom, 2,281 sqft
Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Italian-inspired residence in the Toscano community! Nestled in the picturesque setting of the South Hills open space, this timeless enclave of homes enjoys territorial views of surrounding mountains, hiking trails, and convenient access to the vibrant downtown, Public Market, and SLO Airport. With four spacious bedrooms (including one on the first level) and three luxurious baths, this Barbera plan offers approximately 2,260 square feet of thoughtfully designed living space. Perfectly situated to enjoy the natural beauty and embrace the SLO lifestyle, this home exudes comfort and style. Stepping into the inviting floor plan, you are greeted with upscale finishes such as luxury vinyl plank flooring, smooth trowel-finished walls, wrought iron/wood stair railing, and 8â€™™ doors. The living room is a warm and welcoming space, featuring a cozy Heat & Glo fireplace with concrete mantel/hearth, included mounted TV, and Hunter-Douglas shades-ideal for unwinding after Edna Valley wine tasting or a day at Avila Beach. The heart of the home, the gourmet kitchen is an entertainerâ€™™s dream. An expansive island with bar seating, pendant lights, and quartz countertops makes it both functional and stylish. Further enhancing the space is premium cabinetry with soft-close doors/drawers, LG appliances, a desk/workspace, and a dining room with buffet cabinet and built-in bench. The ownerâ€™™s suite, a private upscale retreat, offers a spacious walk-in closet and en-suite bath



featuring dual sinks, quartz counters, and curb-less walk-in shower with frameless enclosure and tiled walls. The three additional bedrooms, each with plantation shutters and lighted ceiling fans, ensure ample space for family and guests. Two secondary bedrooms on the upper level are adjacent to a full bath with double vanity, while the first-level bedroom offers flexible use including home office. The outdoor living spaces are a highlight. A paver patio, Mediterranean landscaping design, and low voltage lighting set the stage for relaxation. The backyard features a gas firepit and remote-controlled retractable awning-perfect for hosting BBQs or unwinding in the serene surroundings. The two-car garage includes epoxy flooring, ONRAX overhead storage, and a 220V outlet for EV charging, and the laundry room offers granite counters and included washer/dryer. Additional highlights include tankless water heater, owned solar system, AC, water softener and filtration, smart switches, and acrylic color stucco finish.

Built in 2017

Essential Information

MLS® #	SC25067371
Price	\$1,410,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,281
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed

Listing Agent	David Campa
Listing Office	Richardson Sotheby's International Realty

Community Information

Address	342 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
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	Hills, Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

Exterior

Exterior	Stucco
Exterior Features	Awning(s), Rain Gutters, Lighting
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped
Windows	Double Pane Windows
Roof	Tile, Concrete
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Solid Surface Counters
Appliances	Dishwasher, Electric Oven, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Dryer, Washer, Water Purifier, Water

	Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	San Luis Coastal Unified
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Additional Information

Date Listed	March 5th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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