

# \$750,000 - 40 Julie Lane, Templeton

MLS® #SC25178825

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## \$750,000

3 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0 Acres

TempEast(90), Templeton,

If you're looking for affordability in a beautiful Templeton neighborhood, look no further! 40 Julie Lane is the answer! This 3 bed, 2 bath home is perfectly located close to downtown Templeton and has easy access to the freeway. The front yard features drought tolerant landscaping, and the back yard has a healthy vegetable garden as well as extra space for your own touch. Inside, the home has an open floorplan with the kitchen, dining and living rooms all flowing together. The master bedroom has a full en-suite bathroom and a walk-in closet. Tile floors and an oversized AC keep the home cool during the summer and the covered front patio is the perfect place to sit and watch the sunset on those warm summer evenings. There's plenty of space for vehicles, with a 2 car garage, driveway, and street parking available. This is a great place to enjoy all that Templeton has to offer so schedule a showing today!



Built in 1997

## Essential Information

MLS® #	SC25178825
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,100

Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cameron Smith
Listing Office	BHGRE HAVEN PROPERTIES

### Community Information

Address	40 Julie Lane
Area	TTON - Templeton
Subdivision	TempEast(90)
City	Templeton
County	San Luis Obispo
Zip Code	93465

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Pool	None

### Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Garden
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

### Interior

Interior	Tile
Interior Features	All Bedrooms Down
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave
Heating	Forced Air
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Templeton Unified
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### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	11
Zoning	RSF
Short Sale	N
RE / Bank Owned	N

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