

# **\$1,050,000 - 3072 Arezzo, San Luis Obispo**

MLS® #SC25239684

**\$1,050,000**

3 Bedroom, 3.00 Bathroom, 1,567 sqft

Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Welcome to Toscano, where luxury meets the timeless charm of Tuscany. Nestled in the peaceful South Hills of San Luis Obispo, this premier neighborhood is inspired by the scenic villages of Italy while offering all the conveniences of Central Coast living. Just minutes from downtown, this beautifully maintained, energy-efficient home blends elegance, comfort, and thoughtful design. Step inside to find a light-filled, open floor plan with three bedrooms, two and a half bathrooms, and 1,567 square feet of stylish living space. The home features granite countertops, luxury flooring, air conditioning, a tankless water heater, and water-saving fixtures throughout. Smooth-trowel walls and a cozy fireplace elevate the living room, while the gourmet kitchen includes an expansive island with plenty of seating, perfect for hosting friends and family. Upstairs, the primary suite offers a relaxing retreat with a large walk-in closet and a spa-inspired bathroom featuring a walk-in shower. Two additional bedrooms, one currently used as an office, provide flexibility and enjoy views of the surrounding hills. From the dining area, step out into the backyard and take in the stunning views of the hills that frame the town. The spacious 5,054 sqft lot is beautifully designed with low-maintenance landscaping, including pavers, artificial turf, and a pergola that's ideal for relaxing or entertaining. The side and lower yard feature a variety of fruit trees, including lemon, yuzu, orange, lime, kumquat, tangerine, and more.



Schedule your private showing of this beautiful home today!

Built in 2020

## Essential Information

MLS® #	SC25239684
Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,567
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Owen Schwaegerle
Listing Office	The Schwaegerle Team

## Community Information

Address	3072 Arezzo
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Garage Faces Front, Off Street, On Street, Paved
# of Garages	2
Garages	Garage Faces Front, Off Street, On Street, Paved
View	City Lights, Hills, Neighborhood
Pool	None

Security Smoke Detector(s)

## Exterior

Lot Description ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Garden, Lawn, Yard  
Windows ENERGY STAR Qualified Windows, Roller Shields  
Roof Tile

## Interior

Interior Carpet, Tile, Vinyl  
Interior Features Open Floorplan, Recessed Lighting, Walk-In Closet(s), All Bedrooms Down, Eat-in Kitchen, Granite Counters, High Ceilings, Separate/Formal Dining Room, Walk-In Pantry  
Appliances Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Gas Range, Self Cleaning Oven, Tankless Water Heater  
Heating Central, ENERGY STAR Qualified Equipment  
Cooling Central Air, ENERGY STAR Qualified Equipment  
Fireplace Yes  
Fireplaces Gas  
# of Stories 2  
Stories Two

## School Information

District San Luis Coastal Unified  
High San Luis Obispo

## Additional Information

Date Listed October 13th, 2025  
Days on Market 49  
Short Sale N  
RE / Bank Owned N

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