

\$899,000 - 1235 Sponza # 2, San Luis Obispo

MLS® #SC25258746

\$899,000

3 Bedroom, 3.00 Bathroom, 1,668 sqft
Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Owned Solar, Turnkey Living, Absolutely
Stunning!

Step into elegance and effortless living in this like-new home located in the highly desirable Iron & Oak community of Righetti Ranch. Thoughtfully designed for both style and function, this residence features sophisticated finishes and elevated details throughout. The open-concept great room is filled with natural light and flows seamlessly into a gourmet kitchen complete with a large island, quartz countertops, soft-close cabinetry, stainless steel appliances, and a spacious walk-in pantry.

Upstairs, the primary suite boasts mountain views, a balcony, walk-in closet, and a spa-inspired bath with dual sinks, frameless glass shower, and designer tilework. Two additional bedrooms share a contemporary Jack and Jill bath, perfect for family or guests.

Every detail enhances comfort and convenience—upstairs laundry closet, two-car garage with epoxy flooring and EV charger, and owned solar panels for energy efficiency. The side patio provides an inviting space to relax, entertain, or take in the serene mountain backdrop and beautiful SLO weather.

Ideally located near scenic hiking and biking trails, future neighborhood parks, top-rated schools, and the shops and restaurants of



downtown SLO, this home offers the perfect combination of modern design, thoughtful upgrades, and a prime locationâ€”truly move-in ready.

Built in 2022

Essential Information

MLS® #	SC25258746
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,668
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Shelly Weller
Listing Office	Compass

Community Information

Address	1235 Sponza # 2
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

Amenities

Amenities	Picnic Area
Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected, Natural Gas Not Available
Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener, Garage Faces Rear, Door-Single, Electric Vehicle Charging Station(s)

# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, Garage Faces Rear, Door-Single, Electric Vehicle Charging Station(s)
View	Hills, Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Security Lights, Fire Sprinkler System

Exterior

Exterior	Drywall, Blown-In Insulation, Board & Batten Siding, Concrete, Ducts Professionally Air-Sealed, Plaster
Exterior Features	Rain Gutters
Lot Description	Drip Irrigation/Bubblers, Landscaped, Street Level
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters
Construction	Drywall, Blown-In Insulation, Board & Batten Siding, Concrete, Ducts Professionally Air-Sealed, Plaster
Foundation	Slab, Permanent

Interior

Interior	Laminate
Interior Features	Breakfast Bar, Balcony, Cathedral Ceiling(s), Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up, Jack and Jill Bath, Walk-In Pantry, Walk-In Closet(s), Breakfast Area
Appliances	Dishwasher, Range Hood, Water Heater, Dryer, Washer, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, SixBurnerStove
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, High Efficiency
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	San Luis Coastal Unified
High	San Luis Obispo

Additional Information

Date Listed	November 11th, 2025
Days on Market	29

Short Sale N

RE / Bank Owned N

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