



SPECTACULAR FERRINI HEIGHTS HOME WITH ENDLESS VIEWS



1505 BALBOA STREET
SAN LUIS OBISPO, CA 93405

OFFERED AT \$1,998,000

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Gorgeous Spanish-inspired home situated high on a cul de sac in coveted Ferrini Heights. Enjoy undisturbed views of Bishop Peak and Cerro San Luis mountains from multiple angles in this custom-built beauty. As you walk through the private courtyard and into this special single level property, you will feel as if you are on vacation. Freshly polished Saltillo tile and new hardwood floors guide you into the open kitchen with large center island adorned with new stainless range and walk in pantry. Custom wood clad windows bring the scenic views and light inside. The high beamed & exposed wood ceiling in the family room really expands the amazing views. This thoughtful floor plan wraps around a Saltillo tiled patio, giving the master suite privacy amid a large walk in closet and cozy gas fireplace. The private back courtyard boasts a beautiful in-ground pool and separate hot tub, making the most of the Ferrini Heights microclimate. Excellent 2x6 construction throughout, including Spanish tiled roof with elegant corbels and gutterless French trenched technology, cooper plumbing, fire sprinklers, indoor laundry with sink and large 3 car garage with 220V and hot/cold shower, new high-efficiency A/C & FAU combo, new interior and exterior paint are just some of the details in this spectacular home.



DISTINCTIVE DETAILS:

- Cathedral wooden beamed ceiling in family room
- Single level with open wrap around floor plan
- Gas fireplaces in family room and master bedroom suite
- Beautiful polished Saltillo tile flooring and new Bel Air hardwoods
- Separate master suite with walk in closet, dual vanity and soaking tub
- Three nicely sized guest rooms, one with ensuite bath
- Soffit separating dining room/family room with plumbing and drainage to outside
- New stainless electric downdraft range on kitchen island

OUTDOORS:

- Amazing views from cul de sac in Ferrini Heights
- Saltillo tiled patio surrounding in ground pool and separate hot tub
- Private front courtyard and french doors to back patio
- Back covered patio with skylights to enjoy rainy evenings outdoors
- Beautifully landscaped with new back deck
- Spanish tiled roof with exposed corbels and gutter less construction
- Excellent drainage and high quality custom construction
- Large 3 car garage with 220V & hot/cold shower



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