

# CHARMER IN GREAT NIPOMO NEIGHBORHOOD



315 BLACK HAWK WAY  
NIPOMO, CA 93444

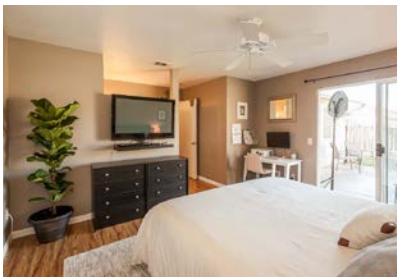
OFFERED AT \$439,000

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**Tastefully remodeled yet affordable Nipomo home in great neighborhood.** Located on a large 7,100 sq. ft. lot with nicely landscaped front and back yards, this 3-bedroom, 2-bathroom single-level home exudes curb appeal and charm. You walk into an open floor plan with vaulted ceiling and a brick gas fireplace to get cozy around on rainy days. Great natural light highlights the wood laminate flooring throughout entire home. Kitchen includes SS appliances and garden window over the sink. Living/dining areas open through a sliding glass door to the nicely landscaped backyard with flat grass area that leads to a terraced hillside that backs up to an open field providing privacy. Master bedroom with bathroom en-suite also has a slider to the backyard. Other two bedrooms share the remodeled hall bathroom. The indoor laundry room and two-car garage round out this quaint home that would make a perfect starter home or those who need single-level living!



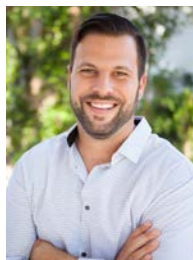


## DISTINCTIVE DETAILS:

- Wood laminate flooring throughout
- Filled with natural light
- SS appliances in kitchen
- Master bedroom with bathroom en-suite
- Remodeled guest/hall bathroom
- Indoor laundry room

## OUTDOORS:

- Nicely landscaped front yard gives home curb appeal
- Large 7100 sq. ft. lot
- Flat grass area in backyard
- Fenced side yard for dog
- Terraced back yard hillside provides privacy



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