

# CHARMING DOWNTOWN BUNGALOW



1355 PACIFIC ST.  
SAN LUIS OBISPO, CA 93401

OFFERED AT \$759,000

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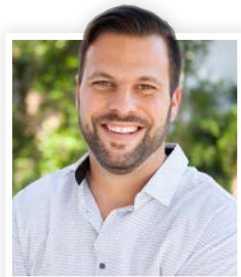
**Classic California bungalow** with legal second unit on a large R-2 lot in beautiful downtown San Luis Obispo. Front 2-bedroom / 1-bathroom home exudes charm with original hardwood floors, brick fireplace, built-ins and trim details that you don't find in newer construction. Large kitchen has an eating area in addition to the separate dining room. Both bedrooms have large closets and good natural light. Front home also includes a remodeled bathroom and large laundry room. Generous backyard is fully fenced with several garden areas and backs up to the creek. Back 1-bedroom/1-bathroom unit with small private yard needs work but is a legal unit. This property needs some TLC but has great curb appeal and charm, and is located on a quiet, downtown San Luis Obispo street!





## DISTINCTIVE DETAILS:

- Interesting architectural details throughout front house
- Charming with original wood floors, built-ins and trim details
  - Remodeled bathroom and large laundry room
- Large kitchen with dining area in addition to dining room
  - Bedrooms have large closets and great natural light
    - Legal back unit with private yard
    - Large 9300 sq. ft. lot backing up to creek
- Backyard has several garden areas and is fully fenced



### JED DAMSCHRODER

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