



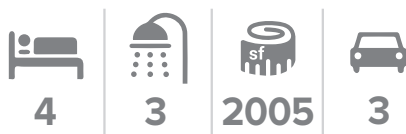
ENTERTAINER'S DELIGHT LOCATED IN QUIET ARBORS CUL-DE-SAC



1473 ASHMORE ST
SAN LUIS OBISPO, CA 93401

OFFERED AT \$899,000

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Gorgeous and beautifully maintained light-filled home nestled in a quiet cul-de-sac in the desirable Arbors neighborhood; located within minutes of stunning hiking trails, parks and feeding into the wonderful Los Ranchos school district. Boasting 4 ample sized bedrooms and 3 bathrooms (2 of which have recently received tasteful updates), this spacious floorplan with hardwood floors at entry level, neutral color palette and vaulted ceilings, includes open-plan sun-drenched kitchen, formal living and dining room, family room with fireplace and a bonus room in the garage which serves as a home office, playroom or additional storage space. The immaculate established, low maintenance landscaped backyard is an entertainer's delight featuring a trellis covered patio perfect for alfresco dining on those warm San Luis afternoons. Don't miss this opportunity to be a part of SLO living at its best.



DISTINCTIVE DETAILS:

- 4 bedrooms
- 3 bathrooms
- Bonus room in the garage
- Located in the very best Arbors location in a private cul-de-sac
- Updated upstairs bathroom and downstairs powder-room
- Abundant natural light, neutral color scheme and vaulted ceilings
- Engineered hardwood flooring

OUTDOORS:

- Entertainer's delight with trellis covered patio
- Established landscaped backyard
- Multiple outdoor spaces to play, relax, dine
- Close to hiking trails and parks
- Within the desirable Los Ranchos school district
- Minutes to the airport, shopping and restaurants



AMY DAANE

Owner/REALTOR® BRE# 01902657

(805) 234 0621 CELL
(805) 548 2670 OFFICE
amy@theavenueslo.com
1333 Johnson Ave, SLO, CA 93401

THEAVENUESLO.COM

SACHA STEEL

REALTOR® - BRE# 01990063

(805) 305 2144 CELL
(805) 548 2670 OFFICE
sacha@theavenueslo.com
1333 Johnson Ave, SLO, CA 93401

THEAVENUESLO.COM

