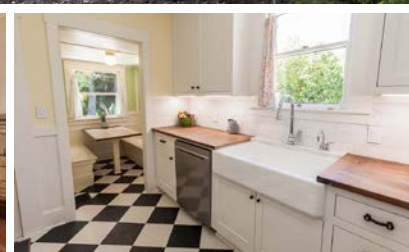


# CHARMING CRAFTSMAN BUNGALOW ON LARGE R2 LOT



1331 PACIFIC STREET  
SAN LUIS OBISPO, CA 93401

OFFERED AT \$998,000

[WWW.THEAVENUESLO.COM/PROPERTY/1331](http://WWW.THEAVENUESLO.COM/PROPERTY/1331)



**Charming Craftsman Bungalow located on generous R-2 lot** on San Luis Creek at the edge of downtown SLO. This 20th Century gem has been upgraded with class throughout. Upgraded and remodeled bathroom and kitchen featuring a dine in kitchen nook, walk in pantry, 6 burner GE Cafe Series gas range and beautifully redone cabinets and counters. This property boasts a detached 400 square foot garage with mini-split heat and A/C with large redwood deck looking over the creek and landscaped back yard. Relax and enjoy the good life on the back deck under the canopy of mature sycamore trees or lounge on the covered porch swing as you watch your veggie garden grow! So many improvements to this classic beauty include: upgraded electrical, double hung windows refinished, refinished floor, sewer lateral replaced, roof installed ~15 years ago, solar installed and owned out right, outdoor shower installed, stamped/stained concrete driveway replaced, retaining walls built and reinforced in back yard by Rainscape, tankless hot water heater installed and more. Don't miss out on this treasure, located seconds to downtown on a quiet tree-lined street.



## DISTINCTIVE DETAILS:

- Remodeled kitchen and bathroom
- Kitchen breakfast nook with built in seats and storage
- Beautifully refinished original hard wood floors
- Refinished double hung windows
- Vintage classic details throughout
- Walk-in pantry and high end appliances in kitchen
- Seller owned Solar installed in 2012

## OUTDOORS:

- Large covered front porch with windows
- 2 car garage built in 2012 with A/C, plumbing, electrical & outdoor shower
- Large redwood deck overlooking San Luis Creek with electric heaters
- Beautiful back yard space under mature Sycamore trees with natural landscape and drainage
- Raised vegetable/flower beds in front yard with fruit trees
- Generous R2 lot situated on a quiet tree lined street seconds from downtown SLO



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