



# IMPECCABLY REMODELED LIGHT-FILLED HOME IN BUENA VISTA ESTATES



2186 AUGUSTA COURT,  
SAN LUIS OBISPO, CA 93401

OFFERED AT \$1,224,000

[WWW.THEAVENUESLO.COM/PROPERTY/2186](http://WWW.THEAVENUESLO.COM/PROPERTY/2186)



**Experience exquisite living right here on the Central Coast.** This tastefully renovated home makes you feel like you are on vacation! Showcasing an open, main floor layout with a beautifully appointed kitchen featuring a center island, custom cabinets, leathered dolomite counters and new stainless steel appliances. Great room abounding with views, cathedral ceilings, floor to ceiling stacked stone fireplace and dining area. Ideal for indoor and outdoor living with two private decks off of both the kitchen and the dining room. The elegant master bedroom suite with dual vanity, soaking tub and private restroom is also conveniently on the main floor, along with a bright and remodeled half bathroom for guests. The downstairs houses a bonus living room with a kitchenette, making entertaining a breeze. Step out the Anderson sliding glass door to a protected and private back patio with drought resistant garden and two additional bedrooms each with large closets & sliding doors to the backyard. Downstairs also has a full bathroom, storage closet and laundry. All of this in a small and beautiful community close to Sinsheimer Park with pool, tennis courts, frisbee golf course, semi-professional baseball. Experience gorgeous sunsets steps away at Terrace Hill and moments to the railroad bike path, restaurants, downtown shopping, wineries and beaches. This home has been impeccably updated and is incredibly light and bright.



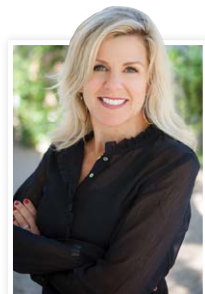


## DISTINCTIVE DETAILS:

- Tasteful remodel including 14 new Milgard windows & 5 Andersen sliding doors
- Main level entry and living area including master suite, kitchen and guest bathroom
- Bonus room / guest suite downstairs with 2 bedrooms and full bathroom
- Open kitchen with Dolomite leathered counters, custom Sligh cabinets, and new stainless appliances
- New Cherry engineered hardwood floors with QuietWalk soundproofing
- Floor to ceiling stacked stone fireplace surround with gas fireplace and cathedral ceilings
- Expansive views throughout the bright and light-filled house

## OUTDOORS:

- Brand new roof/flashing with Cencal Roofing & Boral Tiles with warranty
- Home newly painted on exterior & brand new fully engineered decks with room for multiple hot tubs
- Section 1 Termite work completed
- Beautiful & private outdoor back patio with drought resistant landscaping
- New maintenance-free insulated garage door with WiFi opener
- Steps to Terrace Hill and close to downtown, Sinsheimer Park and the railroad path
- Buena Vista neighborhood with gazebo park, 29 lovingly maintained homes and front yard maintenance



### AMY DAANE

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