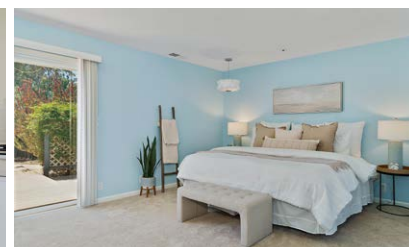


CHARMING SINGLE LEVEL LIGHT FILLED HOME NEAR FRENCH PARK



4143 POINSETTIA ST.
SAN LUIS OBISPO, CA 93401

OFFERED AT \$1,149,000

WWW.THEAVENUESLO.COM/PROPERTY/4143



Quintessential single-level living in an ideal neighborhood across from French Park. This charming and beautifully maintained three-bedroom two bath home sits on an extra large lot in one of the most coveted boroughs of San Luis Obispo. It is also located in the highly desirable Los Ranchos Elementary school district. One of the original homes built in the subdivision, this home boasts an enormous lot with privacy, fruit trees and pad for sports court or a detached office or whatever your heart desires... this lovingly cared for retreat features a bonus family room off of the kitchen, living and dining room with high ceilings, air conditioning, large master suite, and a versatile floor plan and California Closets throughout. This home is filled with light and has been painstakingly maintained since it was built. Leased solar panels cover your every need and separate and private patios make indoor /outdoor living a breeze. Ideally located across the street from the park and adjacent to a beautiful neighborhood walking trail. This home is also close to shopping, excellent schools, wineries, beaches and everything that beautiful Central Coast has to offer.



DISTINCTIVE DETAILS:

- Excellent single-level floor plan with attached two car garage
- Main level entry and living area including master suite, kitchen and guest bathroom
- Large bonus room off of the kitchen with two exits/entrances to back yard and vaulted ceiling
- New washer and dryer in separate laundry room
- Beautifully maintained home filled with light
- All windows and sliding doors replaced in last 10 years
- All bedroom and family room closets upgraded with California Closets

OUTDOORS:

- Enormous and private lot with fruit trees, sports pad, side dining deck and pad for hot tub
- Leased solar panels and newer air conditioning, furnace and all new ducting (2021)
- Beautifully landscaped front yard with excellent curb appeal
- Side patio off of dining room with newly painted pergola
- All fencing replaced with privacy fence in 2016
- Ring motion cameras and lights in front and back & motion sensor lighting around entire house
- Minutes to downtown San Luis, wineries, beaches and excellent schools



AMY DAANE

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