

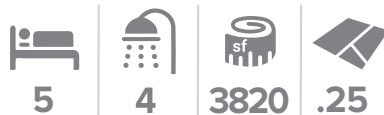
ARCHITECTURALLY UNIQUE TREE HOUSE RETREAT



1750 ALTA STREET,
SAN LUIS OBISPO, CA 93401

OFFERED AT \$2,187,000

WWW.THEAVENUESLO.COM/PROPERTY/1750



Unique custom Mid-Century Modern redwood house in the highly desirable San Luis Drive neighborhood, just moments to downtown San Luis Obispo. A rare find with over 3,800 sq ft of living space offering 5 bedrooms, 4 baths plus a massive “great room” den, hardwood floors, 2 redwood decks and 2 additional outdoor entertaining patios. Situated on a cul-de-sac perched at the top of the hill, this property is private and hidden, designed to give the feeling of living “in the trees”. The home is surrounded by lush greenery and 180-degree redwood deck providing stunning vistas overlooking all of town, and iconic Cerro San Luis and Bishop’s Peak mountains. The front and side yards boast mature citrus trees (mandarin, orange and grapefruit) and a rose garden. The main living area is light-filled with 12 ft ceilings, exposed

redwood beamed ceilings, an abundance of glass bringing in the natural beauty of the outdoors, a wall of massive floor-to-ceiling French doors leading to the redwood deck, formal dining area and built-in seating area surrounding a wood-burning retro fireplace on a rotating pedestal. The open and bright kitchen with walk-in pantry, center island and dining booth also provides stunning views. The upper floor has 3 bathrooms and 2 bedrooms, including a primary bedroom suite with two large closets (walk-in + double) and a dual-vanity bathroom. Downstairs will lead you to 3 additional bedrooms with a remodeled bathroom, large laundry room, massive storage space and a huge bonus room with an atrium, redwood panels and glass French doors to the private back patio and hot tub. This beautiful home has a new roof + downspouts, updated electric, heating, cooling, lighting, and owned solar panels, new kitchen countertops & new downstairs shower. It has recently been restored and painted inside and out. This architecturally significant home was designed + built in 1969 by modernist local architect Warren Leopold.

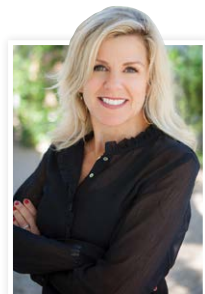


DISTINCTIVE DETAILS:

- Lovingly restored + upgraded throughout
- Architecturally unique custom home designed by Warren Leopold
- Open floor plan filled with light and lots of room
- Amazing views of Cerro San Luis and Bishops Peak mountains
- Well-maintained and move in ready with newly painted interior & Quartz countertops

OUTDOORS:

- New roof, downspouts + gutters, updated electric, heating + cooling systems
- Freshly painted exterior
- Desirable San Luis Dr. neighborhood located moments to downtown
- Ultra private lot on cul-de-sac at the very top of the hill
- Owned 11kw solar system, 10kw battery backup, with EV charging hookup



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