



STUNNING MOUNTAIN AND OCEAN VIEWS

PRICE IMPROVEMENT



4450 PREFUMO CYN RD.
SAN LUIS OBISPO, CA 93405

OFFERED AT \$1,750,000

THEAVENUESLO.COM/PROPERTY/4450


3


4.5


3600

Experience the transcendent views from this charming San Luis Obispo home perched atop Prefumo Canyon Road. Look down on the clouds, mountains and all the way to Morro Rock from this 3-bedroom, 4 ½-bathroom approximately 3600 sq. ft. home situated on almost 4 acres. All 3 bedrooms are of a generous size and have en-suite bathrooms. The downstairs bedroom includes the en-suite bathroom and a slider to a stunning screened-in porch overlooking the surrounding countryside. The first upstairs bedroom with en-suite bathroom feels like it's floating in the stars with windows looking out and skylights looking up. The other bedroom upstairs has a large, cozy den addition - making it the perfect guest suite - and includes an en-suite bathroom with imported Spanish tile and freestanding tub. The downstairs living space flows nicely with wood flooring and views from almost every vantage point. The kitchen has granite

countertops and shaker-style cabinets. A few steps down you enter a cozy sunken living room with large windows and a pellet stove. The kitchen and dining area open into the added sunroom with breathtaking views. The sunroom leads to the deck with hot tub hanging over the hillside looking down on the beautiful Central Coast. The interior also includes a garage conversion into a game room and wood-beamed ceilings throughout. The exterior is rounded out with an artificial turf lawn, flagstone courtyard, and mature landscaping and trees. Abundant well and septic clearance on file. This property is an escape while still being a hop away from town. It's the slower lifestyle you've been longing for, watching the passing storm and setting sun. It's a breath of the freshest air. It won't last long!

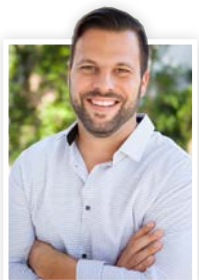


DISTINCTIVE DETAILS:

- Transcendent views from this charming San Luis Obispo home perched atop Prefumo Canyon Road.
- All 3 bedrooms are of a generous size and have en-suite bathrooms, making this the perfect home for guests.
- Cozy sunken living room with large picture window and a pellet stove.
- The kitchen has granite countertops and shaker-style cabinets.
- Large guest suite with cozy den addition and en-suite bathroom with imported Spanish tile and freestanding tub.
- Sunroom addition with breathtaking views

OUTDOORS:

- Stunning screened-in porch overlooking the surrounding countryside.
- Deck with hot tub hanging over the hillside looking down on the beautiful Central Coast
- The exterior is rounded out with an artificial turf lawn and flagstone courtyard.
- Mature landscaping and trees throughout property.
- Abundant well and septic clearance on file.



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