

STUNNING MID-CENTURY MODERN GEM



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330 RAMONA DR,
SAN LUIS OBISPO, CA 93405

OFFERED AT \$1,398,000

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Centrally located in a vibrant neighborhood close to so many essential parts of SLO, this mid-century modern masterpiece is infused with artistic touches that set it apart and give it the “wow” factor. The U-shaped floor plan creates a private retreat, with each space thoughtfully designed to inspire creativity and relaxation. This eclectic and special home has only had 2 owners and was originally and painstakingly built over 30 years with much attention to detail and style. The current owners have enhanced all of the best parts and

upgraded it to modern times with owned solar panels and new windows. The layout and upgrades help to bring in light and the multiple entrances to the enchanting backyard makes for true indoor-outdoor living. Step inside to discover a spacious kitchen-dining area, including a built-in banquette, custom cabinets and views of beautiful Cerro San Luis mountain. The wall of windows in the breakfast nook creates a welcoming and stylish atmosphere for both everyday living and entertaining. The primary bedroom is a true sanctuary, with a luxurious dressing room/closet and a wall of windows facing the backyard deck. Two additional bedrooms and bathrooms provide plenty of versatile space with hopper windows and built in closets. Even the hallways in this mid-century stunner have artistic flair. The large open family room boasts a sloped ceiling and exposed beams. A lava rock wall houses a new gas fireplace insert that warms the room. There is a large sliding glass door and floor to ceiling windows that unifies the indoor and outdoor space. Outside, the backyard is a work of art in itself, with a spacious deck, fireplace and artistic drought resistant landscaping, and breathtaking views of the surrounding mountains. The back of the property is flanked with art studios with glass doors and skylights inviting you to be creative. An unpermitted ADU above the garage offers many possibilities, whether used as a guest suite, home office, or lucrative rental unit with its own entrance, kitchenette, bathroom and built-in cabinetry boasting, of course, views!

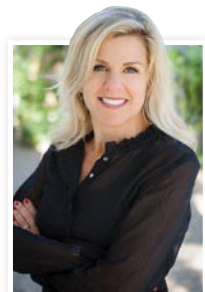


DISTINCTIVE DETAILS:

- Unpermitted ADU above garage with private entrance and views
- Open floor plan filled with light and views of SLO Mountains
- Fabulous U-shaped layout with multiple entrances to private back patio
- Meticulously maintained and cared for with home inspection and termite inspection on file
- Many creative details including secret safe, hand carved faces and sloping, beamed ceiling

OUTDOORS:

- Mini orchard in front yard with drought resistant landscaping and beautiful curb appeal
- Private back trex deck with fireplace, mature landscaping and views of Bishops Peak
- Moments to shopping, schools, downtown, hiking, beaches and wineries
- Back part of property is flanked with art studios/workshop space with lots of light
- Owned solar panels and upgraded plumbing and electrical including mini-splits



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