



**B**eautifully updated single level home in close proximity to Cal Poly, Pacheco Elementary School, Throop Park, shops, restaurants and downtown SLO. This ranch style home, situated on a beautiful corner lot, consists of 4 legal bedrooms, 2 baths, and approximately 1,625 square feet of living space. The floor plan includes an open kitchen, living and dining area, three guest bedrooms, a guest bath, an oversized master suite with two large walk-in closets, plus indoor laundry. The home, built in 1953, underwent a major renovation in 2011, including kitchen, baths, floors, windows, doors and central heating. Recent upgrades in 2018 include all new roof, gutters, sidewalks, walkways, front porch & covered entry, driveway & driveway approach, gated entry, and exterior painting. The new driveway provides 4 off-street parking spaces and could accommodate an RV. This property offers great outdoor living space, including a large rear yard and patio for outdoor entertaining, with views of Bishops Peak. Recent landscape improvements include irrigation & drip system, new decomposed granite walkways, mulch beds and new rear yard fencing. Great home. Great opportunity.

[www.492Felton.com](http://www.492Felton.com)

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**CALIFORNIA COASTAL**  
REAL ESTATE

#### HOME FEATURES

- 4 Bedroom, 2 Bath (all permitted)
- 1,625 square feet of living space
- Large master bed & bath with two walk-in closets
- Updated kitchen, baths, flooring, fixtures (2011)
- Dual pane windows & central heating (2011)
- New 40 year roof & gutters (2018)
- New driveway & sidewalks (2018)
- New front porch & covered entry (2018)
- New exterior paint (2018)
- Indoor laundry area
- Close proximity to Cal Poly

#### DISTINCTIVE FEATURES

- Single story living on a private corner lot
- Large gated driveway with ample off street parking
- Beautiful low maintenance landscape and walkways
- Large back yard & patio plus new fencing
- Prime investment opportunity

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