

# 337 Squire Canyon Rd., San Luis Obispo

www.337SquireCanyon.com



## \$1,864,000

### Your Private Sanctuary in Squire Canyon!

This peaceful 3-acre retreat offers the ultimate “woody” feel, just minutes from Avila Beach and downtown SLO with its own creek. The timeless, quality-built 2,100 sq. ft. main residence (3 bed, 2 bath) is rich with artisan details, from unique wood-clad windows to soaring ceilings, custom wood cabinets, gorgeous hardwood flooring and wood stove fireplaces in the living room and primary suite for cozy evenings.

Beyond the main home, discover a world of possibilities: a 400 sq. ft. art studio/workshop with loft and half bath for your creative pursuits and a charming 270 sq. ft. studio apartment above the detached 2 car garage—perfect for guests or rental income. Whether you’re enjoying the views from the multiple decks or exploring your own oak-filled canyon, this is Central Coast living at its most idyllic.



3+ BDR



Artisan kitchen



3.5 BTH



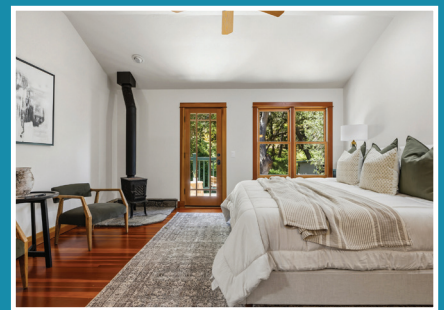
Open living space



2,100  
SQFT



2 CAR  
DETACHED  
GARAGE



Cozy primary suite

Taylor Hoving  
Realty Group



NANCY ALLISON  
HOMES

Let's Get You Moving!

(805) 431-8554  
License #: 01335725

Nancy@NancyAllisonHomes.com

# 337 Squire Canyon Rd., San Luis Obispo

www.337SquireCanyon.com

## Amenities

## \$1,864,000

- 3.05 acre parcel
- 2100 s.f. main home with 3 bedrms/ 2 baths
- Open concept kitchen with recently refinished custom wood cabinets, high end stainless steel appliances, granite counters and a butcher block island with granite top breakfast bar seating
- Kitchen features copper vent hood over DCS (Fisher & Paykel) 4 burner gas range/oven with separate grill, Kitchenaid dishwasher and refrigerator and large food pantry
- Living room with wood stove fireplace, ceiling fan and french door access to back deck
- Artisan made light fixtures and built in hutch in open concept dining room
- First floor bathroom with tile flooring and bath/shower
- Primary suite with hardwood flooring, large walk in closet includes built in dressers, plus wood stove fireplace and view balcony
- Cozy Library nook and Hobby attic room off 2nd floor primary bedroom
- Water softener and Reverse Osmosis
- Indoor laundry room with Electrolux washer and dryer included
- Baldwin baby grand piano included in sale
- Oversized main floor bedroom with cork flooring, built in desk and shelves, large walk in closet and separate entrance
- Primary en suite bathroom with separate make up vanity, tile flooring, soaking tub/shower, toilet room and sitting deck
- Small 3rd bedrm in separate wing with closet, perfect for office or yoga space
- Recently renovated Art Studio with French doors, new laminate flooring, half bath and loft area. Includes full house fan (no heating)
- Studio apartment (270 s.f.) above detached garage with kitchenette, ceiling fan, full bathroom and closet – located above 2 car detached garage, with a new garage opener motor
- Outdoor areas feature a Trex deck with jacuzzi, 2 tranquil ponds-fountain, Sydney Peak Flagstone walkways and stone patios, plus a large flat grass area and lots of natural landscape to take in
- Zoning allows for farm animals, horses and livestock
- Well with 19 gpm
- 2 wood sheds
- Septic system recently inspected and pumped



Taylor Hoving  
Realty Group



NANCY ALLISON  
HOMES

Let's Get You Moving!

(805) 431-8554  
License #: 01335725

Nancy@NancyAllisonHomes.com