

667 & 671 Howard Street, San Luis Obispo, CA 93401

Features and Recent Improvements with Full Remodel Completed Early 2024

Gorgeous new 3/2 Craftsman bungalow remodel along with a newly remodeled 1/1 ADU for a total of 1714 sq ft on a large lot! Ideal location being a short walk to either Downtown or Cal Poly! Complete new landscaping with turf, pavers, fire pit, and gas BBQ for lavish entertaining!

- 2-vehicle carport with extra long driveway for up to 4 additional vehicles
- R2 zoned lot with plenty of room and potential for additional Junior ADU

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Gorgeous 3/2 Craftsman bungalow remodel, all the modern conveniences packed into 1144 sq ft of charm!

Inside

- Recent full remodel (to the studs with plumbing and electrical included) completed early 2024
- New kitchen and baths with custom cabinetry, beautiful matching quartz countertops, and breathtaking tile backsplash with large shower niches
- Custom floor-to-ceiling kitchen cabinets with tons of storage and eat-in kitchen island
- Canned, dimmable lighting throughout the home
- New Kohler Corbelle skirted toilets in both baths and new iron soaking tub in the second bath
- High-end luxury Fireplace Xtradinair 334 DVL Deluxe with Ember-Glo (heat up to 2,000 sq ft, remote control, programmable, auto on/off, numerous fan and light settings, etc)
- Samsung Quantum 2.0 Mini-splits HVAC with temperature control added to every room with 4 cooling/heating mini-split heads
- Custom closets with built-in shelving
- Stainless steel highgrade LG appliances including front load W/D tower and Samsung BeSpoke luxury refrigerator
- New solid wood Craftsman interior doors and new Craftsman front door

- MinkaAire ceiling fans in both the bedroom and living room
- Levolor cordless faux wood blinds throughout
- Luxury vinyl plank throughout

Outside

- Complete makeover/re-landscaping completed early 2024
- Front porch addition
- White vinyl Zippity Newport fencing enclosing the front yard
- Lifetime high-end Trek privacy fence along the length of the side yard
- High-performance kid-friendly/dog-friendly synthetic turf
- EV charger ready with installed 60 amp 240V convertible fast charging rate outlet
- Navien tankless water heater, never runs out during a warm shower or bath
- New back porch ~ 12'x12' awning
- Paver steps in the side yard and paver patio in the rear yard with a gas fire pit
- Natural gas bib quick connect/disconnect for a BBQ grill/griddle t never run out of fuel
- 10'x12' Elite Gorilla Shed with overizeed loft and shelving for all storage needs
- Nuvo water treatment system
- Full property topographic and boundary survey compled 10/4/22, on file with City of SLO, copies provided

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Completely remodeled 1/1 ADU of the same Craftsman detail with a full kitchen, covered parking, storage, yard, and 570 sq ft of limitless charm!

Inside

- Full remodel (to the studs with plumbing and electrical included) completed late 2023
- Kitchen and bath with custom cabinetry, dual vanity, beautiful matching quartz countertops, and breathtaking tile backsplash
- Canned, dimmable lighting throughout the home
- Kohler Corbelle skirted toilet

- Stainless steel high-grade LG appliances, including front load W/D tower
- Mini-splits sHVAC added to each room
- Custom closet, built-in shelving
- Craftsman-style front door
- Luxury vinyl plank throughout

Outside

- Completely new sewer system (pump, check valves, and lines connecting to the front system/street)
- Roughly 4'x8' storage closet with electrical outlet and new doors
- French drain system throughout the carport and yard
- Giant camphor tree planted in summer 2024 from Moon Valley Nursery (value of \$6000)
- Navien tankless water heater, never runs out during a warm shower or bath

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Limited Warranties Still Active from 2023/2024 start dates

- Trex (installed by EverFence): 25 years
- SynAugustie X47 Turf (installed by IGL Pavers): 15 years
- Navien tankless water heater: 15 years
- Gorilla Shet: 15 years
- Zippity Vinyl Fencing: 10 years
- LG Kitchen and Laundry Appliances: 10 years
- Samsung Mini-Splits: 10 years
- Lovolor Blinds: 10 years
- Fireplace Xtrordinair (installed by Fordens): 7 years
- Samsung BeSpoke Refrigerator: 5 years
- IGL Pavers (all hardscape): 5 years
- Fumigation by SLO Pest and Termite (completed 6/4/22): 5 years
- Numerous other product manufacturer warranties.....too many to list, countless manuals and documentation provided