

1550 Bayview Heights Drive

Los Osos, California

PROPERTY SUMMARY

- 3 Bedroom, 2.5 Bath Primary Home
- Casita, Bonus Room, and Art Studio
- APN: 074-325-051
- Year Built: 1983

MAIN HOME

3 Bedrooms and 2.5 Bathrooms

- Tasteful Victorian architecture with newly painted horizontal wood siding, a rounded turret wrapped in bay windows, multicolor fish scale shingle siding, and exposed rafter tails
- Chef's kitchen featuring a 1952 Wedgewood oven/stove with solid copper backsplash, copper farmhouse sink, dedicated wine and beverage refrigerator, turquoise shaker cabinets with modern matte black pulls, solid butcher block counters, and open wood shelving backed by tumbled travertine tile
- Kitchen dining and work area with a full-size refrigerator, additional counter space, and a wood-burning stove
- Spacious living room with a large picture window, office nook, and exposed wood beam ceilings
- New engineered wood flooring through main living areas and bedrooms
- Main-level bathroom with a hand carved door with stained glass glazing, Talavera wall tile, pedestal sink, and tiled floor
- Remodeled upstairs bathroom with a floor-to-ceiling glass shower enclosure, artistic blue penny-tile floor, and white subway wall tile
- Large primary bedroom with an en-suite half bath, sitting area, coffee nook framed by a six-pane bay window, oversized operable skylight, and a private balcony
- Two additional guest bedrooms upstairs
- New redwood decking off guest room overlooking oak trees and nearby hillsides
- Main-level conservatory opening to a large wood deck for outdoor dining
- Dedicated laundry and utility room
- Attached workshop with masonry walls and French doors

THE CASITA

- California Craftsman cottage with an upstairs Casita and downstairs bonus room
- Casita features a living/sleeping area, full kitchen, $\frac{3}{4}$ bath, and wraparound wood deck
- Downstairs bonus room with an open layout, exposed wood beams, and two closets,
- Downstairs European style full bathroom with pebble mosaic tiled floor, wraparound wall tile, and custom stained-glass window
- Separate laundry and storage room
- Adjacent, fully fenced shade garden
- Outdoor shower with wood privacy walls

THE ART STUDIO

- Located at the top of the hill among majestic oak trees
- Ample dual-pane windows for abundant natural light
- Artistic corrugated metal ceiling

THE PROPERTY

- 42,689± SF (0.98± Acre)
- Multiple low-maintenance outdoor living areas with old-growth shade trees, large-format travertine tile, and decorative stamped concrete
- Gas fire pit for enjoying the coastal climate year round
- Fruit trees including a productive loquat, feijoa (pineapple guava), prickly pear cacti, and passion fruit vines
- Fenced garden area ideal for raised beds and pets
- Forest walking path winding through old-growth oak woodlands
- Large open area near Irish Hills Court featuring a covered work/entertainment area, view deck, and wide open space perfect for gardening, animals, and recreation
- Water: Golden State Water Company
- Electricity: PG&E
- Natural Gas: SoCal Gas
- Private septic system