

# For Sale by Owner

## Rancho Obispo Affordable Home Program House

1775 Tonini Drive, San Luis Obispo, California 93405

**Sales Price is \$309,225\***

\*You must meet the eligibility requirements of the program under the Annual Income Limits for a Moderate Income

- ❖ Two story, twin home
- ❖ Built May 2004
- ❖ Square footage estimate 1300
- ❖ Three bedrooms
- ❖ Two full bathrooms, one large half bath
- ❖ Dining area
- ❖ Living room
- ❖ Gas fireplace
- ❖ **Central Air Conditioning**
- ❖ Central Heating
- ❖ Vaulted ceilings
- ❖ Carpet with wood floor vinyl pattern in kitchen and baths
- ❖ **Upgraded gas oven and range**
- ❖ **Upgraded dishwasher**
- ❖ Attached two car garage
- ❖ Laundry in garage
- ❖ 28' x 13' fenced side/backyard
- ❖ Composition Shingle roof
- ❖ Carpet allowance offered



- ❖ Homeowners Association fee is \$115. Takes care of external home structure maintenance
- ❖ View of Irish Hills
- ❖ Great location by parks, schools, and shopping
- ❖ Easy access to Highway 101 at Los Osos Valley Road or Madonna Road
- ❖ Paved streets, curbs/Gutter, Sidewalks, Street Lights
- ❖ Short escrow possible
- ❖ Contact owners to view home  
**(805) 545-7762**

<http://www.ci.san-luis-obispo.ca.us/communitydevelopment/housing/unitsavailable.asp>

With less than \$11,000 down your payment (including the homeowners association dues) would be \$2,150.00 per month. If you are a CalPERS member you may be able to borrow your down payment. Please contact Darryl Armstrong at The Mortgage House for assistance with your loan. (805) 788-4464