

# 252 Memphis Belle Way

SAN LUIS OBISPO, CA 93401



PRICE  
**\$1,260,120**

PLAN  
Plan 4

LOCATION  
Estero at Avila Ranch

## FEATURES

-  3 Bedrooms
-  2 Ba, 1 Half Ba
-  2,273 Sq. Ft.
-  2 Car Garage

Homesite 301 is the Estero Plan 4 at Avila Ranch, a thoughtfully designed new construction home that seamlessly combines elegance with functionality. Upon entrance, you are drawn into the open-concept living spaces. The kitchen takes center stage with its large center island, quartz countertops, and wine niche creating an inviting hub for cooking and gathering. It flows seamlessly into the dining area and Great Room, creating an ideal layout for everyday living and entertaining. To the right of the entry, the staircase leads to a second floor, and a storage closet is tucked away for added convenience. A powder bathroom is also nearby. Upstairs, you are greeted by the Owner's Suite, which includes two walk-in closets and an en-suite bathroom with a dual sink vanity that helps mornings run smoothly. Down the hall are Bedrooms 2 and 3, with Bedroom 3 offering its own walk-in closet. A linen closet sits just outside these rooms, and they share a full bathroom. The second floor also includes Bedroom 4, offered in place of the standard Bonus Room. It works well as an additional bedroom, guest room, or flexible space, and it includes a walk-in closet.



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GET IN TOUCH  
(805) 900-3650

## ESTERO PLAN 4

2,273 Sq. Ft. | 3-4 Bedrooms | 2.5 Bathrooms | Bonus Room | 2 Car Garage

