

# Historic Downtown Victorian Estate

## Income Producing, Renovated Multi-Suite Home

687 Islay Street, San Luis Obispo CA

### PROPERTY OVERVIEW

- Built in 1895 with unique historical significance
- Over 5,800 square feet of living square
- On nearly a half-acre in one of the most desirable downtown neighborhoods
- 9 bedrooms, 11 baths currently rented between \$1500-\$2200/month
- 9 Garages, all concrete flooring: 6 currently being used as storage, 3 currently being used as common laundry room/tool shed/community room with  $\frac{3}{4}$  bathroom
- 9 additional off street parking spaces
- Common laundry room- Speed Queen coin- operated laundry units
- Large attic space- accessible
- Basement crawl space- accessible
- Newer sewer line from home to street
- 50-year roof
- 100-gallon water heater- installed 2022
- Property may have the potential to be converted back to a single-family residence with guest quarters
- 10 electric meters/ 10 gas meters

The property is currently set up with 9 apartments- 6 with lofts and 3 with single bedrooms. Each feature a private entry, bath, kitchen and are set up on separate gas and electric meters. Original detail of the home has been preserved and lends to the unique character of each room.



Linda Wilson

Broker Associate | DRE 01045160  
805.801.3232  
linda.wilson@sothebysrealty.com



Aimee Edsall

Realtor® | DRE 01793340  
805.458.5560  
aimee.edsall@sothebysrealty.com

## EXTERIOR

- Large wrap around yard, park setting
- Common area Deck patio
- Common area BBQ/ Arbor patio
- Abundant fruit trees
- Lush landscape
- Attic is insulated

## MAIN LEVEL

### MAIN LEVEL HALLWAY

- Pressed patterned wall covering
- 12-foot-high ceilings on entire first floor
- Wainscoting and ornate Victorian detail throughout
- Parquet flooring
- Built-in bookshelves

### APARTMENT FEATURES

- Norwegian “Jotul” gas fireplace with glass front and easy on/off switch
- All units feature a bathroom with low flow Toto 1.6-gallon toilets
- Kitchens feature drawers and/or shelves for storage, refrigerator, stove
- Apartments 3, 4, 5 and the basement space all have soundproof ceilings

### APARTMENT 1 (Original Living Room)

- Tall front glass doors
- Kitchen added in 40s with classic Wedgewood stove
- Dishwasher
- Sun desk off kitchen
- Loft with room for bed, nightstands and television
- Wall Furnace, no fireplace
- Beautiful maple flooring in living room

### APARTMENT 2 (Original wrap-around porch is now enclosed for private entry to apartment and roomy kitchen with back door)

- Largest apartment
- Separate living room and bedroom
- Beautiful windows for extra sunlight wrap around kitchen
- 2 Fireplaces

### APARTMENT 3 (Original Dining Room)

- Parquet flooring
- Sleeping loft
- $\frac{3}{4}$  bathroom with pedestal sink

#### APARTMENT 4

- Carpeted living room
- Sleeping loft
- Expansive closet

#### APARTMENT 5

- Sleeping loft
- Expansive closet
- Carpeted living room
- Breakfast nook
- Dishwasher
- Porch exit

### UPPER LEVEL

UPPER-LEVEL HALLWAY ~ Stairway to large attic leading up to widow's walk with amazing views of city

#### APARTMENT 6

- Large windows with great views
- Small loft
- Expansive closet
- Carpet

#### APARTMENT 7

- Round turret used as a bedroom with surrounding view windows
- Large kitchen with pantry
- Carpet living room
- Skylight

#### Apartment 8

- Quaint kitchen
- Carpet
- Bedroom room
- Living room

#### APARTMENT 9

- Large Unit with view windows
- Bedroom room
- Full bathroom
- Carpet living room