

\$1,599,000 - 212 Miller Way, Arroyo Grande

MLS® #NS25226195

\$1,599,000

4 Bedroom, 4.00 Bathroom, 2,985 sqft
Residential on 0 Acres

East of 101(500), Arroyo Grande,

Perched above the historic Village of Arroyo Grande, this timeless Victorian farmhouse offers sweeping views of the city, surrounding mountains, and the Pacific Ocean—along with a DETACHED STUDIO and a spacious bonus room above the garage, ideal for a shop or creative work. Inspired by San Francisco’s iconic Painted Ladies, the home was thoughtfully crafted to be historically accurate and built to last a century.

Set on nearly half an acre, the home greets you with a wraparound veranda and an elegant octagonal cupola—signature details from the Victorian era. Inside, a soaring two-story foyer showcases a grand staircase, antique chandeliers, and Casabella plaster rosettes. French doors open to an octagonal living room featuring coffered ceilings, custom built-ins, and a fireplace with wood mantel and sconce lighting.

The living room connects to the formal dining room via a double-sided fireplace. From here, two sets of French doors lead to the veranda and backyard—perfect for seamless indoor-outdoor entertaining. The kitchen features a generous L-shaped island, Sub-Zero refrigerator, and double ovens, and opens to a warm family room with coffered ceilings and fireplace.

Just off the kitchen, a charming cottage sunroom overlooks the Village and leads to



the backyard, complete with gazebo, putting green, and a white picket fence that frames the entertaining space. A den on the main level adds flexibility for guests, a home office, or media room.

Upstairs, the octagonal primary suite offers dramatic views, coffered ceilings, a two-way fireplace, and a spa-like ensuite bath. Two additional bedrooms and a full bathroom complete the upper level.

The detached two-car garage houses a private studio and a large finished bonus room above—ideal for multigenerational living, a private office, or future expansion.

This is more than a home—it’s a Central Coast legacy property that honors the past while offering space, beauty, and flexibility for the future.

Built in 1992

Essential Information

MLS® #	NS25226195
Price	\$1,599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	2,985
Acres	0.48
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed
Listing Agent	Ian Chandler
Listing Office	Home & Ranch Sotheby's Intl

Community Information

Address	212 Miller Way
Area	ARRG - Arroyo Grande
Subdivision	East of 101(500)
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Circular Driveway, Garage
# of Garages	2
Garages	Circular Driveway, Garage
View	City Lights, Mountain(s), Ocean, Panoramic
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Landscaped
Roof	Composition

Interior

Interior Features	Separate/Formal Dining Room, See Remarks, Entrance Foyer, Primary Suite
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Trash Compactor, Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Dining Room, Living Room, Primary Bedroom, Multi-Sided, See Remarks
# of Stories	2
Stories	Two

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	September 29th, 2025
Days on Market	9
Zoning	RR

Short Sale N

RE / Bank Owned N

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