

# **\$825,000 - 375 Alder, Arroyo Grande**

MLS® #NS25243067

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## **\$825,000**

2 Bedroom, 3.00 Bathroom, 1,572 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Welcome to a beautifully designed home and licensed vacation rental that blends modern sophistication with relaxed Central Coast living. Every detail has been thoughtfully crafted to create a space that feels open, bright, and inviting from the moment you walk in.

The main level features a seamless open-concept layout with vaulted ceilings, dormer windows, and abundant natural light. The inviting family room centers around a sleek gas fireplace and connects effortlessly to the dining area and chef's kitchen. The kitchen is equipped with quartz countertops, a stone backsplash, white shaker cabinets, stainless steel appliances, and a large center island with bar seating—perfect for casual dining or entertaining guests. A convenient half bath completes the downstairs living area.

The finished garage with epoxy floors offers a versatile space for parking, a home gym, or storage, while the adjacent laundry room includes cabinetry and a wash sink for added functionality.

Upstairs, two spacious en suite bedrooms provide privacy and comfort, each featuring dual sinks and modern finishes. The primary suite showcases vaulted ceilings, a walk-in closet, and a luxurious walk-in shower. A cozy retreat at the top of the stairs makes the perfect space for a home office, reading nook,



or creative corner.

Step outside to your private backyard oasis designed for relaxation and entertaining. Two custom pergolas, a fire pit lounge, a spa, and lush landscaping create a resort-like setting surrounded by wood decking and stone pavers. Whether you’re hosting gatherings or enjoying a quiet evening under the string lights, this outdoor space is truly special.

This property also includes a vacation rental permit with a proven rental history, offering exceptional income potential. A new owner simply needs to apply for a business license and meet a few local requirements for the permit to be transferred, making this home ideal as a primary residence, vacation getaway, or investment opportunity.

Located in the heart of Arroyo Grande, this home offers the best of Central Coast living—minutes from charming local shops, restaurants, and wineries, as well as the sandy beaches of Pismo, Shell, and Avila. Enjoy nearby hiking trails, farmers markets, and the vibrant energy of San Luis Obispo just up the road.

Experience modern comfort, timeless design, and the relaxed elegance of life on California’s Central Coast.

Built in 2020

**Essential Information**

MLS® #	NS25243067
Price	\$825,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,572
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ian Chandler
Listing Office	Home & Ranch Sotheby's Intl

## Community Information

Address	375 Alder
Area	AG-West of Hwy 101
Subdivision	N/A
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	Direct Access, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Lot Description	Rectangular Lot
Windows	Double Pane Windows
Roof	Composition
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s)

Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Range, Microwave, Refrigerator, Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	October 20th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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