

# **\$1,465,000 - 246 Garden Street, Arroyo Grande**

MLS® #PI24217414

**\$1,465,000**

4 Bedroom, 4.00 Bathroom, 2,444 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

In One of the Most Desirable Neighborhoods  
in the Village of Arroyo Grande

Charming Village Home with  
Income-Producing ADU â€“ Back on the  
Market!

Back on the market after the holidays! The  
sellers took a break to enjoy one last season  
in the home they love, celebrating with family  
and friends. Now, 246 Garden is ready for its  
next chapter!

This beautifully updated 1910 home,  
recognized with the Village of Arroyo Grande  
Beautification Award in 2011, blends historic  
charm with modern conveniences. Located in  
a prime Village location, it offers mountain  
views throughout the home.

Near Arroyo Grande High School and Paulding  
Junior High, this home sits on a large corner  
lot with alley access. Enter through the white  
picket fence to lush landscaping and a  
welcoming pathway. The home features  
brand-new siding and fresh exterior paint for  
picture-perfect curb appeal.

Inside, the original living room retains its  
historic character with updated flooring. The  
downstairs includes two bedrooms and a  
remodeled bathroom. The kitchen features  
newer cabinets, appliances, Silestone  
countertops, a cozy breakfast nook with bench  
storage, and a walk-in pantry. A bright dining  
area flows into the spacious family room with



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stamped concrete flooring, updated lighting, and an adjacent powder room.

Upstairs, the primary retreat offers an en-suite bathroom with a large walk-in shower, multiple showerheads, double closets, and stunning hill views.

Step outside to a backyard paradise with hardscaped pathways and a 100-year-old avocado tree. The oversized detached garage includes 220-volt wiring and is EV charger-ready.

#### Income-Producing ADU & Business Opportunity

Above the garage sits "The Village Cutie", a fully furnished 1-bedroom, 1-bath apartment 625 sq ft, with private alley access at 537 Allan Street.

This legal vacation rental comes with a vacation rental permit, allowing the new owner to step into a turn-key business with 5-star reviews and strong income potential. The current owner is willing to train the buyer to run it successfully.

Income statements are available upon request. While The Village Cutie has generated rental income, it has also been donated to nonprofits, used for family and friends, and closed for renovations. The income potential far exceeds past reports.

With two homes, a prime Village location, and an established vacation rental business, 246 Garden is a rare opportunity. Don't miss your chance to make it yours.

Built in 1910

#### Essential Information

MLS® #	PI24217414
Price	\$1,465,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,444
Acres	0.14
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Danielle Nunes
Listing Office	LPT Realty, Inc.

## Community Information

Address	246 Garden Street
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Faces Side, Oversized
# of Garages	2
Garages	Door-Multi, Garage, Garage Faces Side, Oversized
View	Mountain(s), Neighborhood
Pool	None

## Exterior

Exterior	HardiPlank Type
Lot Description	Corner Lot, Front Yard, Lawn, TwoToFiveUnitsAcre
Roof	Composition
Construction	HardiPlank Type
Foundation	Raised

## Interior

Interior	Laminate, Tile, Wood
Interior Features	Pantry, Walk-In Pantry
Appliances	Disposal, Microwave, Refrigerator, Gas Cooktop, Gas Oven
Heating	Forced Air
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Lucia Mar Unified
Elementary	Ocean View
Middle	Paulding
High	Arroyo Grande

## Additional Information

Date Listed	October 19th, 2024
Days on Market	58
Short Sale	N
RE / Bank Owned	N

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