

\$1,199,000 - 2820 Poquito Place, Arroyo Grande

MLS® #PI24241359

\$1,199,000

6 Bedroom, 5.00 Bathroom, 3,602 sqft
Residential on 1 Acres

N/A, Arroyo Grande,

Donâ€™t miss this rare chance to own 2 homes on a spacious 1.2-acre parcel in a desirable Arroyo Grande neighborhood. This property offers endless possibilities and a unique blend of comfort and potential. Home #1: 2820 Poquito Place: This beautifully remodeled 2,080 sqft home features 4 bd 3 ba and a layout designed for both relaxation and entertaining. Between 2010-2014, the home underwent a substantial remodel, including updated wiring, plumbing, and stunning granite countertops. The downstairs boasts a large formal living room with an attractive fireplace & hearth, as well as a cozy family room featuring shiplap and beam ceilings. The family room opens to a private patio via sliding glass doors, perfect for outdoor enjoyment. The kitchen offers ample storage, elegant granite countertops & a striking stone backsplash. A large island provides a gathering space for family & friends to connect while cooking. All 4 bedrooms are located upstairs, with some offering ocean views. The spacious primary bedroom includes a private exit to a 20â€™x27â€™ deck with ocean views. (Note: The deck and laundry room require repairs.) Home #2: 739 Hermosa Vista: Positioned at the opposite end of the property for privacy, this charming 1,200 sqft home features 2 bd 2 ba and a welcoming layout. The large living room flows seamlessly into the kitchen, which opens to a patioâ€”perfect for entertaining. The 625 sqft garage offers an excellent opportunity for conversion into additional living



space. 2 patios—one off the kitchen and another on the north side—offer peaceful retreats to enjoy the exceptional weather of the Nipomo Mesa. Though this home has solid construction, it is dated & requires some repairs, allowing you to customize it to your tastes. The expansive lot provides ample space for additional structures such as a workshop, extra garage, RV or boat storage, or more residential expansion (subject to county approval). Let your imagination guide you! Located on the Mesa, this property is a short drive to the charming Village of Arroyo Grande, with its boutique shops & restaurants, as well as the vibrant Grand Avenue area in Arroyo Grande & Grover Beach. The beaches, signature golf courses & renowned wine-tasting destinations are also just minutes away. The property is being sold “as is” & has been priced accordingly to reflect the current condition. Buyers & their agents are responsible for verifying all details & conducting due diligence regarding the property & its features.

Built in 1984

Essential Information

MLS® #	PI24241359
Price	\$1,199,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,602
Acres	1.20
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michael Puhek
Listing Office	RE/MAX Success

Community Information

Address	2820 Poquito Place
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Bluff, Ocean
Pool	None

Exterior

Lot Description	Corner Lot, Rectangular Lot
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Interior

Interior Features	All Bedrooms Up
Appliances	Double Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	November 28th, 2024
Days on Market	74
Zoning	RS
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 29th, 2026 at 11:20pm PST.

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