

# \$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,

Don'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 20'x27' 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 patio—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
-----------------	-----------------------------

**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
----------	-------------------

**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 December 19th, 2025 at 9:11pm PST.

This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.