

# \$1,095,000 - 197 Tally Ho Road, Arroyo Grande

MLS® #PI24247637

**\$1,095,000**

4 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Location, Location, Location!! Welcome to 197 Tally Ho Road, located just minutes from the heart of the Village of Arroyo Grande. This beautifully upgraded home designed for comfort and versatility offers easy access to transit, shopping, dining, and parks. With a main residence, possible ADU, and quality upgrades throughout, this home is ready for you to move in and enjoy!

Main Home Features:

- 3 bedrooms, 2 bathrooms
- Spacious living room with a cozy gas fireplace
- Waterproof plank flooring in living areas, Berber-style carpet in bedrooms, and granite/tile in bathrooms
- Crown molding, tray ceilings, and recessed lighting
- Newer Dual Pane windows with custom Hunter Douglas Silhouette window coverings
- The chef's kitchen is a standout with butterfly quartz granite countertops, stainless steel appliances (including a built-in air fryer feature), wood cabinets, under-cabinet lighting, breakfast bar, step-in pantry, built-in desk, and 2 skylights for abundant natural light. The adjacent indoor laundry room with washer and dryer included, adds convenience with ample cabinetry and sink.

The luxurious primary suite includes:

- A walk-in closet
- Double vanity
- Separate walk-in shower and toilet
- Private patio with pavers with hot tub



CRMLS

hookup

Detached Possible ADU/Finished Room &

Outdoor Amenities:

• Finished room with full bath attached to the detached two-car garage• Possible ADU

• New concrete driveway

• Professionally landscaped front yard with a mature lemon tree

• Side yard with storage and an awning for a greenhouse or extra storage

Additional Upgrades:

• Owned solar system with two Tesla batteries• live off the grid!

• Hardwired data system for reduced EMFs

• Tankless water heater for the main home and a newer water heater for finished room/garage

• Seamless rain gutters and a newer fence

• Owned water softener

• Water aeration system

• Garage addition with pull down attic storage

This home is truly a gem, blending modern convenience with eco-friendly living. Schedule your showing today and make 197 Tally Ho Road your dream home!

Built in 1971

## Essential Information

MLS® #	PI24247637
Price	\$1,095,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,574
Acres	0.20
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Shannon Bowdery  
Listing Office Keller Williams Realty Central Coast

## Community Information

Address 197 Tally Ho Road  
Area AG-East of Hwy 101  
Subdivision N/A  
City Arroyo Grande  
County San Luis Obispo  
Zip Code 93420

## Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available  
Parking Spaces 2  
Parking Concrete, Door-Multi, Driveway, Driveway Up Slope From Street, Garage, Garage Faces Side  
# of Garages 2  
Garages Concrete, Door-Multi, Driveway, Driveway Up Slope From Street, Garage, Garage Faces Side  
View Neighborhood  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features Rain Gutters  
Lot Description ZeroToOneUnitAcre, Front Yard, Landscaped, Near Public Transit, Paved, Sloped Up  
Roof Composition

## Interior

Interior Carpet, Laminate, Tile  
Interior Features Breakfast Bar, Breakfast Area, Tray Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Built-in Features, Crown Molding, Pull Down Attic Stairs, Wired for Data  
Appliances Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Dryer, Washer, Water Softener  
Heating Electric, Forced Air  
Cooling Whole House Fan

Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One, Multi/Split

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	December 10th, 2024
Days on Market	14
Zoning	RR
Short Sale	N
RE / Bank Owned	N

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