

# \$1,995,000 - 164 Rodeo Drive, Arroyo Grande

MLS® #PI25020568

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## \$1,995,000

4 Bedroom, 4.00 Bathroom, 3,050 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Welcome to this Newly Built Modern Farmhouse with Timeless Charm completed in 2022, all located on Rodeo Drive, the crown jewel of Arroyo Grande and one of the most desired neighborhoods! This custom-built home perfectly blends sophistication, comfort, and modern amenities to suit any lifestyle, with numerous outdoor spaces! The main residence features 3 bedrooms and 3 full, beautiful bathrooms, all finished with exceptional craftsmanship and attention to detail. Sink into the hearth of the home where youâ€™™ll find a warm and inviting open floor plan, living, dining, and kitchen, showcasing floor-to-ceiling windows, beautiful mahogany French doors (which lead to a private patio), a large heater-rated gas fireplace, marble countertops, and extensive brick backsplash, all equipped with high-end appliances for cooking and entertaining, including a pot filler and a plumbed-in commercial grade cappuccino machine! The primary bedroom (located on the first floor) has a fireplace, and Mahogany French doors which lead out to a peaceful outdoor living area. In addition, the upstairs bedroom ensuite has its own large, private deck overlooking an abundance of beautiful trees. At over 3050 sq feet, this home also boasts a fully permitted attached ADU, a rarity in this market! With its own private entrance, the ADU offers a comfortable living room with doors leading to an expansive deck with breathtaking views of the mountains, a serene bedroom, full spa-like bathroom, and a



fully equipped kitchen, washer/dryer, and its own heating and cooling. Perfect for guests, multi-generational living, or income potential. Other special features of this home include high ceilings, hard surface flooring throughout most of the main home and ADU, custom cabinetry, two instant water heaters, three HVAC systems (one for just the primary), whole house water filter, high-end fixtures, separate mudroom and laundry rooms, electric car charger, owned solar, and thoughtful and tranquil landscaping!

This isn't just a property, it's a lifestyle of serenity and convenience. Take a quick walk to the quaint, historic Arroyo Grande village, with shops and restaurants, or within minutes be in Pismo Beach for a stroll on the beach! Don't miss the opportunity to own this rare gem and schedule your private tour today!

Built in 2022

Essential Information

MLS® #	PI25020568
Price	\$1,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,050
Acres	0.26
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Anthony Schaar
Listing Office	Keller Williams Realty Central Coast

Community Information

Address	164 Rodeo Drive
Area	ARRG - Arroyo Grande
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Utilities	Sewer Available, Cable Connected, Natural Gas Connected
Parking Spaces	3
Parking	Driveway, Garage, Electric Vehicle Charging Station(s)
# of Garages	3
Garages	Driveway, Garage, Electric Vehicle Charging Station(s)
View	Hills, Mountain(s), Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Security System

## Exterior

Exterior	Stucco, HardiPlank Type
Lot Description	ZeroToOneUnitAcre, Gentle Sloping
Roof	Composition, Shingle
Construction	Stucco, HardiPlank Type
Foundation	Slab

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Balcony, Main Level Primary, Primary Suite, Brick Walls, Cathedral Ceiling(s), Stone Counters
Appliances	Electric Range, Dryer, Washer, Built-In Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Primary Bedroom, Gas
# of Stories	2
Stories	Two

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	January 28th, 2025
Days on Market	3
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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