

\$875,000 - 191 Tally Ho Road, Arroyo Grande

MLS® #PI25023770

\$875,000

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

\$24K PRICE IMPROVEMENT! Prime location with endless potential! Welcome to 191 Tally Ho, a charming 3-bedroom, 2- full bathroom home nestled in the heart of Arroyo Grande. Located in a highly desirable neighborhood, this home is just moments from the acclaimed Village of Arroyo Grande, where you'll find renowned restaurants, world-class wineries, charming boutiques, and a vibrant mix of local activities. From the moment you arrive, you'll notice the beautifully crafted front retaining wall, thoughtfully designed, permitted, and completed by the city enhancing both curb appeal and privacy. Step inside to discover an inviting open-concept layout, with two bedrooms and a bathroom positioned towards the back of the home. At the heart of the design, the kitchen showcases trendy cement countertops, stainless steel appliances, and a seamless flow between two versatile living areas—ideal for a dining space, home office, or cozy lounge. Down the hall, you'll find a convenient indoor washer and dryer nook and the spacious primary bedroom, which features two closets and an ensuite with a double vanity. The primary bedroom also has a backdoor that leads to a private outdoor patio and sizable backyard. Within the yard, a staircase ascends to a second-tier outdoor area with breathtaking hilltop views. This additional space of the large lot boasts endless possibilities—imagine a gazebo, a play area for kids or pets, a vegetable garden, or even an ADU. The



property also features room for RV parking! For visiting guests, the nearby Agrarian Hotel provides a convenient stay with a scenic path leading directly into the Village. A rare opportunity to own a little slice of heaven, this property offers charm, functionality, and incredible potential!

Built in 1961

Essential Information

MLS® #	PI25023770
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Allie Webber
Listing Office	BHGRE Haven Properties

Community Information

Address	191 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, Sewer Connected, Water Available
Parking	Driveway Up Slope From Street, On Street
Garages	Driveway Up Slope From Street, On Street

View	Hills
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Front Yard, Lawn, Drip Irrigation/Bubblers
Windows	Double Pane Windows
Roof	Shingle, Tar/Gravel
Construction	Stucco
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Separate/Formal Dining Room, Open Floorplan, Stone Counters
Appliances	Dishwasher, Gas Oven, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Forced Air
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
Elementary	Branch
Middle	Paulding
High	Arroyo Grande

Additional Information

Date Listed	January 28th, 2025
Days on Market	49
Zoning	RR
Short Sale	N
RE / Bank Owned	N

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