

# \$1,395,000 - 144 Via Bandolero, Arroyo Grande

MLS® #PI25033371

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## \$1,395,000

4 Bedroom, 3.00 Bathroom, 2,893 sqft  
Residential on 1 Acres

N/A, Arroyo Grande,

Nestled in the prestigious Rancho Grande neighborhood of East Arroyo Grande, this newly renovated 4-bedroom, 3-bathroom gem offers 2,900 square feet of modern luxury and timeless comfort on a sprawling half-acre lot. Revel in breathtaking hill and ocean views from multiple vantage points. The main level features high ceilings, wooden beams in the inviting family room with fireplace, abundant natural light through expansive windows and sliding glass doors, and a seamless indoor-outdoor flow to a full-length viewing deck. With both formal and casual living and dining spaces, enhanced by wet bar, built-in's, two fireplaces, this home is perfect for elegant gatherings and relaxed everyday living. Designed for entertaining, the chef's kitchen boasts quartz countertops, a spacious island, breakfast bar, high-end appliances, a pantry, and picture windows showcasing serene vistas. The main floor also includes a versatile guest bedroom and a stylish 3/4 bath with decorative tile and quartz finishes. Upstairs, the tranquil primary suite captivates with a fireplace, three closets, and a spa-inspired bathroom featuring a soaking tub with tree-top views, dual vanities, and a walk-in shower. Two additional bedrooms open to viewing decks, while the picturesque grounds are framed by mature landscaping that enhances the property's privacy and charm. Ideally located near parks, hiking trails, the historic village, shops, eateries, and more—this is East Arroyo Grande living at its finest.



Built in 1989

## Essential Information

MLS® #	PI25033371
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,893
Acres	0.50
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Christa Lowry
Listing Office	BHGRE Haven Properties

## Community Information

Address	144 Via Bandolero
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Amenities	Maintenance Grounds, Playground, Pets Allowed, Call for Rules, Dog Park, Trail(s)
Parking Spaces	2
Parking	Driveway, Garage, Concrete, Driveway Down Slope From Street, Garage Faces Front, Paved
# of Garages	2
Garages	Driveway, Garage, Concrete, Driveway Down Slope From Street, Garage Faces Front, Paved
View	Hills, Mountain(s), Neighborhood, Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Drip Irrigation/Bubblers, Sloped Down
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Beamed Ceilings, Wet Bar, Breakfast Bar, Built-in Features, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Primary Suite, Walk-In Closet(s), Living Room Deck Attached
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Gas Cooktop
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Lucia Mar Unified
Elementary	Oceanview
Middle	Judkins
High	Arroyo Grande

## Additional Information

Date Listed	February 20th, 2025
Days on Market	4
Zoning	PD
Short Sale	N
RE / Bank Owned	N

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