

# \$635,000 - 1040 Mentone Avenue, Grover Beach

MLS® #PI25067188

---

## \$635,000

2 Bedroom, 2.00 Bathroom, 926 sqft  
Residential on 0 Acres

Grover Beach (330), Grover Beach,

Classic updated 1 bedroom bungalow with attached studio apartment 10 blocks from the beach. Enjoy the expansive backyard complete with a 11x16 wooden storage building and a large greenhouse. Turn-key clean starter home, vacation home or great for investors. Explore the possibilities of a lot split or multiple ADUs. Live your dream on the beautiful Central Coast.



Built in 1940

## Essential Information

MLS® #	PI25067188
Price	\$635,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	926
Acres	0.15
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Sigrid Green
Listing Office	Coastal Connection Real Estate

## Community Information

Address 1040 Mentone Avenue

Area	GRVC - Grover Beach
Subdivision	Grover Beach (330)
City	Grover Beach
County	San Luis Obispo
Zip Code	93433

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Asphalt
Garages	Driveway, Asphalt
View	None
Pool	None

## Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Street Level, Yard
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition
Construction	Wood Siding
Foundation	Raised

## Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Eat-in Kitchen, All Bedrooms Down, Main Level Primary, Laminate Counters, Utility Room
Appliances	Gas Oven, Gas Range, Gas Water Heater
Heating	Natural Gas, Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
----------	-------------------

## Additional Information

Date Listed	March 25th, 2025
Days on Market	4
Zoning	R1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 10th, 2026 at 7:45am 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.