

# \$944,000 - 1794 Pomeroy Road, Arroyo Grande

MLS® #PI25082528

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## \$944,000

3 Bedroom, 2.00 Bathroom, 1,759 sqft  
Residential on 1 Acres

N/A, Arroyo Grande,

Looking for a home that truly has it all? Welcome to the Los Berros Ranch Escape â€” a meticulously maintained 3-bedroom, 2-bathroom home set on an oversized 1-acre corner lot, complete with a spacious 3-car garage and a large rear workshop. This property offers the perfect blend of modern upgrades and country charm, located just moments from scenic Los Berros Road. Enjoy brand-new upgrades completed within the past year, including a new roof, septic system, HVAC, appliances, and updated mechanicals. Step inside to discover vaulted ceilings, fresh paint, new flooring, and refinished garage floors that enhance the bright and airy feel throughout. The thoughtfully designed layout features a tranquil primary suite with backyard access, dual vanities in the ensuite, and two additional bedrooms ideal for guests or a home office. A separate laundry room and direct access to the 3-car garage add everyday convenience. Outside, the backyard offers a spacious patio, immaculate hardscaping and softscaping, and a lush, show-stopping front garden. A diverse orchard of mature fruit trees, including apple, citrus, pear, avocado, persimmon, red plum, and plumcot. A freshly sealed circular driveway leads to the rear of the property, where youâ€™ll find the expansive workshop with a roll-up garage doorâ€”perfect for storing equipment, RVs, or working on creative projects. Additionally, the right side of the home (when facing it) features a flat plateau



area with prime potential for an ADU—offering the opportunity to expand living space, generate rental income, or accommodate multi-generational living. Tucked within the unique microclimate of the Los Berros Valley, and just minutes from the restaurants and boutiques of the Arroyo Grande Village, this location offers both privacy and convenience. You’re even walking distance to the beloved Los Berros Market & Deli. The Los Berros Ranch Escape is a rare opportunity to own a move-in-ready property in a peaceful, sought-after location—with room to grow. Property is zoned RS—three horses allowed per acre.

Built in 1998

Essential Information

MLS® #	PI25082528
Price	\$944,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,759
Acres	1.00
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Hannah Kraft
Listing Office	Invest SLO

Community Information

Address	1794 Pomeroy Road
Area	AG-West of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo

Zip Code 93420

## Amenities

Utilities Electricity Connected, Natural Gas Connected, Phone Available, Cable Not Available, Sewer Not Available, Underground Utilities, Water Not Available

Parking Spaces 6

Parking Door-Multi, Door-Single, Garage, Garage Door Opener, Asphalt, Concrete, Driveway Level, Electric Vehicle Charging Station(s), Garage Faces Front, RV Access/Parking, RV Hook-Ups, See Remarks

# of Garages 3

Garages Door-Multi, Door-Single, Garage, Garage Door Opener, Asphalt, Concrete, Driveway Level, Electric Vehicle Charging Station(s), Garage Faces Front, RV Access/Parking, RV Hook-Ups, See Remarks

View Neighborhood, Hills

Pool None

Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Copper Plumbing

Exterior Features Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Irregular Lot, Lot Over 40000 Sqft, Paved, Rocks, Sprinklers None, Steep Slope, Trees, ZeroToOneUnitAcre

Windows Double Pane Windows, Bay Window(s), French/Mullioned, Screens

Roof Asbestos Shingle

Construction Copper Plumbing

Foundation Slab

## Interior

Interior Laminate

Interior Features Breakfast Bar, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Recessed Lighting, Storage, Unfurnished, All Bedrooms Down, Walk-In Closet(s), Pull Down Attic Stairs, Tile Counters, Wired for Data, Workshop

Appliances Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water To Refrigerator, Convection Oven, Free-Standing Range, Hot Water Circulator, Ice Maker, Vented Exhaust Fan, Water Softener

Heating Central, Heat Pump

Cooling Central Air, Heat Pump

Fireplace Yes

Fireplaces Family Room, Gas, Gas Starter, Raised Hearth

# of Stories 1

Stories                      One

**School Information**

District                      Lucia Mar Unified

**Additional Information**

Date Listed                      April 14th, 2025

Days on Market                      6

Short Sale                      N

RE / Bank Owned                      N

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