

# **\$699,000 - 1354 Wilson Court, Arroyo Grande**

MLS® #PI25092645

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## **\$699,000**

2 Bedroom, 2.00 Bathroom, 1,206 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Discover a home where thoughtful design meets effortless living! This remodeled single-story residence offers a unique and inviting atmosphere, thanks to the creative vision of its graphic designer owner. The heart of the home is the open-concept kitchen and dining area, a bright and spacious hub perfect for gatherings and everyday meals. Imagine preparing meals in the stylish kitchen with its ample counter space and abundant storage and relaxing in the convenient dining area, which all flows seamlessly into the oversized living room. Solid-surface flooring throughout adds a touch of modern elegance.

Embrace the indoor/outdoor lifestyle with a generous 5,300 sq ft yard. This low-maintenance oasis features multiple seating areas, ideal for alfresco dining or simply unwinding amidst a variety of fruit trees. Enjoy the bounty of Meyer lemon, apricot, cherry, fig, and three avocado trees right in your own backyard!

Indulge in the spa-like bathrooms, updated with sleek wall-mounted vanities, designer countertop sinks and bidets. The hall bath features a washer/dryer, folding counter and generous storage, and a luxurious electric mirror with customizable lighting and anti-fog functionality.

This home is equipped with modern comforts, including dual-pane windows and sliding



doors, a new tankless water heater, and spacious walk-in closets in the living room and bedrooms. The oversized two-car garage provides ample storage. Unique amongst most twin homes, the roof here is separate from its neighbor. As a single family residence, you'll enjoy that there are no related HOA fees. Leased solar offers energy efficiency and is transferable to the new owner. All of this on a quiet, low-traffic cul-de-sac.

Note: The seller uses a small fridge in the kitchen and a large fridge in the garage. Modifying the kitchen is easy – two cabinets can be removed to accommodate a larger fridge, and the cabinet faces can be swapped for a fresh look.

Built in 1984

**Essential Information**

MLS® #	PI25092645
Price	\$699,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mary McNally
Listing Office	Peterson Team Realty

**Community Information**

Address	1354 Wilson Court
Area	AG-West of Hwy 101
Subdivision	N/A
City	Arroyo Grande

County	San Luis Obispo
Zip Code	93420

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Exterior

Lot Description	Cul-De-Sac, Level
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Composition
Foundation	Slab

### Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Walk-In Closet(s), Main Level Primary
Appliances	Dishwasher, Refrigerator, Dryer, Washer, Tankless Water Heater
Heating	Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### School Information

District	Lucia Mar Unified
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### Additional Information

Date Listed	April 14th, 2025
Days on Market	14
Zoning	PD
Short Sale	N
RE / Bank Owned	N

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