

# **\$1,195,000 - 1027 Acorn Drive, Arroyo Grande**

MLS® #PI25093289

**\$1,195,000**

3 Bedroom, 2.00 Bathroom, 2,220 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Located in desirable Oak Park Estates in east Arroyo Grande, this split-level home boasts a separate guest house with private entry on a third of an acre, bordering an oak-studded greenbelt - you can even board your horses in this large shared pasture. Overlook the pastoral setting and verdant meadow from your expansive home, paved patio, and decks. Inside, custom features include stained glass accent windows and open-beam ceilings. Some TLC will make this home a showplace again. The two living rooms boast views of the oak-studded hills, and a light and bright bonus room could be a home office, study room, or workout area. With the second unit, you can earn income or have a spot for your guests and extended family. Make this home your own by updating it while blending in the brick and Spanish tile, which is still in prime condition with hand-painted accents and open-beam ceilings.

An extra-large two-car garage with an office/storage area means plenty of room for your cars and toys. The large laundry room with sink and counter is convenient to the three bedrooms. The main suite boasts a brick fireplace, dual sinks, and a step-in tub. The separate accessory dwelling unit has plenty of storage, a custom bathroom, and a kitchenette, all close to the treehouse, she-shed/man-cave in the oaks. Nearby, you will find shopping in Pismo, Grover Beach, and the charming Village of Arroyo Grande. Easy freeway access for a quick trip to San Luis



Obispo or south to Santa Maria. Stroll to the James Way hiking trails from the sidewalks of this well-kept neighborhood.

Built in 1981

## Essential Information

MLS® #	PI25093289
Price	\$1,195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,220
Acres	0.30
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shannon Kessler
Listing Office	Shannon Kessler Real Estate

## Community Information

Address	1027 Acorn Drive
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	5
Parking	Garage, Direct Access, Driveway, Garage Faces Front
# of Garages	2
Garages	Garage, Direct Access, Driveway, Garage Faces Front
View	Hills, Landmark, Park/Greenbelt, Pasture, Trees/Woods, Valley
Pool	None

## Exterior

Exterior	Brick, Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Stained Glass
Roof	Spanish Tile
Construction	Brick, Stucco
Foundation	Raised

## Interior

Interior	Tile
Interior Features	Beamed Ceilings, High Ceilings, All Bedrooms Down, Balcony, Bedroom on Main Level, Breakfast Bar, Brick Walls, Cathedral Ceiling(s), Living Room Deck Attached, Main Level Primary, Separate/Formal Dining Room, Tile Counters
Appliances	Built-In Range, Dishwasher, Water Heater
Heating	Central, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
Fireplaces	Dining Room, Family Room
# of Stories	2
Stories	One, Two

## School Information

District	Lucia Mar Unified
Elementary	Ocean View
High	Arroyo Grande

## Additional Information

Date Listed	April 30th, 2025
Days on Market	36
Zoning	PD
Short Sale	N
RE / Bank Owned	N

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