

# \$789,900 - 263 Spruce Street # B, Arroyo Grande

MLS® #PI25101798

**\$789,900**

3 Bedroom, 3.00 Bathroom, 1,729 sqft

Residential on 0 Acres

None, Arroyo Grande,

Nestled in the vibrant community of Arroyo Grande, discover this inviting two-story, single family home that is part of a well maintained planned unit development with no HOA.

Featuring 3 bedrooms and 2.5 baths, this home is ideally situated near parks, delightful restaurants, and charming coffee shops. This property is turnkey, boasting fresh paint, luxury vinyl flooring and new carpeting throughout to complement its modern appeal. The interior is enhanced by vaulted ceilings, creating a bright and open atmosphere. The kitchen's spacious island and walk-in pantry make cooking a delight. The open floor plan in the main living area lend to a natural entertaining space with sliding door to private patio from the dining area, convenient powder room and beautiful gas fireplace in the living room.

Upstairs you will find the spacious primary suite which includes dual sinks and two walk-in closets. Additionally upstairs there are two guest bedrooms, full hall bath plus hall alcove for seating or office space. Other notable amenities in the home include Hunter Douglas window coverings throughout, walk-in closets in all bedrooms, 220 electrical in backyard for potential hot tub, attached two car garage with automatic door and indoor laundry space off the kitchen. Ready for you to move in and enjoy, this home offers both comfort and a prime location. Don't miss the chance to call this exceptional property your own.



Built in 2012

## Essential Information

MLS® #	PI25101798
Price	\$789,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,729
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Sarah Oates
Listing Office	Compass California, Inc.-PB

## Community Information

Address	263 Spruce Street # B
Area	ARRG - Arroyo Grande
Subdivision	None
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, One Space
# of Garages	2
Garages	Driveway, Garage, One Space
View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Street Level, Sprinkler System
Windows	Custom Covering(s)

Roof	Shingle
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Tile Counters, Walk-In Closet(s), All Bedrooms Up, Breakfast Bar, Eat-in Kitchen, Two Story Ceilings, Walk-In Pantry
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Disposal, Self Cleaning Oven, Vented Exhaust Fan
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	April 10th, 2025
Days on Market	7
Zoning	MF
Short Sale	N
RE / Bank Owned	N

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