

# **\$1,199,000 - 1635 Bee Canyon Road, Arroyo Grande**

MLS® #PI25111317

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## **\$1,199,000**

3 Bedroom, 2.00 Bathroom, 1,892 sqft  
Residential on 3 Acres

East of 101(500), Arroyo Grande,

Welcome to 1635 Bee Canyon â€” a peaceful two-story retreat tucked away in one of Arroyo Grandeâ€™s most private and desirable areas. This 3-bedroom, 2-bathroom home offers 1,892 square feet of living space on an expansive lot, blending seclusion, functionality, and classic Central Coast charm. Built in 1977, the home features a unique and versatile layout. On the lower level, youâ€™ll find the primary bedroom, offering a quiet retreat with privacy from the main living areas. Just steps away is a detached full bathroom, adding a flexible touch to the floor plan. The attached garage is also on the lower level, providing convenient access for everyday living.

Upstairs, you'll find the heart of the home â€” a bright and open kitchen, dining area, and living room, all filled with natural light. Step out from the living area onto a private patio, perfect for relaxing, dining al fresco, or enjoying the tranquil surroundings. Two additional bedrooms and a second full bathroom are also located upstairs, ideal for guests, family, or home office use.

Outside, the expansive lot offers plenty of space to garden, entertain, or create your dream outdoor lifestyle. Whether you're looking to add a workshop, plant an orchard, or simply enjoy the quiet, open land, the possibilities are wide open. Just minutes from the charm of Arroyo Grandeâ€™s village and close to beaches, wineries, and hiking trails, 1635 Bee Canyon is a rare opportunity to own a private, spacious, and well-located property



on the Central Coast.

Built in 1974

**Essential Information**

MLS® #	PI25111317
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,892
Acres	2.75
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Paul Swack
Listing Office	Keller Williams Realty Santa Barbara

**Community Information**

Address	1635 Bee Canyon Road
Area	ARRG - Arroyo Grande
Subdivision	East of 101(500)
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

**Amenities**

Parking Spaces	2
# of Garages	2
View	Hills, Mountain(s)
Pool	None

**Exterior**

Lot Description	Agricultural, Back Yard, Front Yard, Garden, Lot Over 40000 Sqft, Sloped Up, Yard
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**Interior**

Interior Features	Main Level Primary
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Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Lucia Mar Unified
High	Arroyo Grande

### **Additional Information**

Date Listed	May 19th, 2025
Days on Market	195
Short Sale	N
RE / Bank Owned	N

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