

# **\$1,300,000 - 1264 Huasna Road, Arroyo Grande**

MLS® #PI25149964

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## **\$1,300,000**

3 Bedroom, 2.00 Bathroom, 1,929 sqft  
Residential on 3 Acres

N/A, Arroyo Grande,

Country Living near The Village of Arroyo Grande! Enjoy the best of both worlds with this beautifully remodeled 3-bedroom, 2-bath ranch-style home situated on 3 usable acres, zoned AG with approximately 200 avocado trees. Just one mile from the charming Village of Arroyo Grande, this property offers the perfect blend of rural tranquility and town convenience. Connected to city water and equipped with a well dedicated to the orchard. The home features an open-concept floor plan filled with natural light from numerous windows. The kitchen boasts quartz countertops, updated cabinetry, newer appliances, and flows seamlessly into the spacious living room with a cozy, modern fireplace insert. A dedicated indoor laundry room and walk-in pantry add everyday convenience. The recently added primary suite is a showstopper, featuring high ceilings, a large walk-in shower, smart-touch mirrors, dual vanities, and an expansive walk-in closet. Additional upgrades include newer roof and windows, tankless water heater and dual covered patio areas perfect for relaxing or entertaining. Car enthusiasts and hobbyists will appreciate the attached 3-car garage, an RV pad, and a separate detached 3-car garage/shop. There's ample space for ranch equipment, RVs, recreational toys, and potential to build an ADU. Prime location is just minutes away from Local Vineyards, Lopez Lake, San Luis Airport, Pismo Beach, Avila Beach, Oceano Dunes and hiking trails. Come



see all that this property has to offer!

Built in 1969

### Essential Information

MLS® #	PI25149964
Price	\$1,300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,929
Acres	3.00
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Paul Rodriguez
Listing Office	eXp Realty of California, Inc.

### Community Information

Address	1264 Huasna Road
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

### Amenities

Utilities	Natural Gas Connected, Water Connected
Parking Spaces	6
Parking	RV Access/Parking
# of Garages	6
Garages	RV Access/Parking
View	Hills, Trees/Woods
Pool	None

### Exterior

Lot Description	Agricultural, Near Park, Rectangular Lot
Windows	Double Pane Windows
Roof	Composition
Foundation	Slab, Raised

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Quartz Counters, All Bedrooms Down, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Workshop
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Other
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## Additional Information

Date Listed	July 3rd, 2025
Days on Market	7
Zoning	AG
Short Sale	N
RE / Bank Owned	N

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