

\$1,872,000 - 229 Blue Sky Drive, Arroyo Grande

MLS® #PI25153852

\$1,872,000

4 Bedroom, 3.00 Bathroom, 2,729 sqft

Residential on 5 Acres

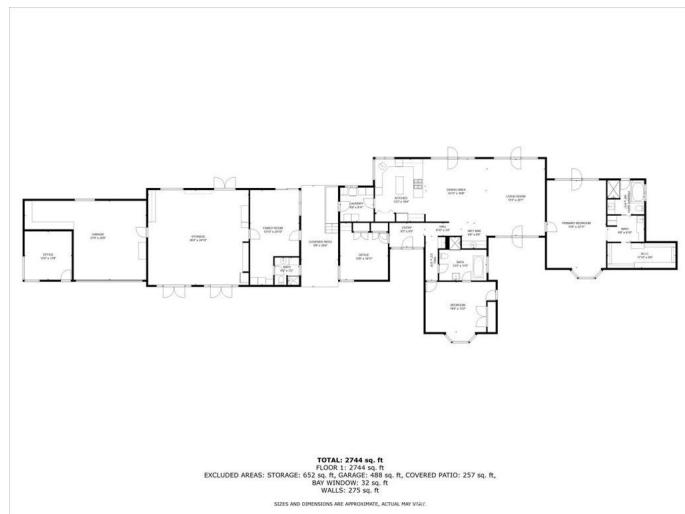
N/A, Arroyo Grande,

A Unique Retreat on 5 Oak-Studded Acres in
East Arroyo Grande!

Set on approximately 5 peaceful and private acres, this one-of-a-kind Arroyo Grande property offers endless possibilities. With approximately 2,744 square feet of living space, the home features a flexible layout ideal for multi-generational living, creatives, or anyone craving space to spread out.

The main residence includes 3 bedrooms and 2 bathrooms, highlighted by real wood flooring throughout the main living area and bedrooms, a bright kitchen with a Wolf range, and two passthrough windows that open to a large deck—perfect for entertaining under the oak trees. Off the deck, follow a tranquil path down to your own private pool with a brand new pool cover, heated by its own owned solar system, nestled among the trees for ultimate privacy and relaxation.

Connected to the main house by a breezeway, a private 4th bedroom with en-suite bath offers an ideal setup for a guest suite, older child, or extended family. This leads into a sprawling artist's studio or workshop (approx. 26x40) —a bright, oversized space with multiple French doors and driveway access that could easily be reimagined as a Jr ADU or separate living quarters (check with the county for this possibility).



Just off the large two car garage (which includes a dedicated workbench area) is another permitted bonus room/office space currently used as a sewing room, complete with a wall A/C unit (no heating).

Under the deck, discover a unique wine room lined with cedar and cork—a hidden gem for wine lovers or collectors.

Recent upgrades include Hardie board siding, newer aluminum windows, and four new Andersen doors, all completed within the last year. Additional features include a permitted oversized two-car carport, a metal roof, a clawfoot bathtub, mature landscaping with fruit trees and garden beds, and a shared neighborhood well. Located in prime East Arroyo Grande, you're just minutes to Lopez Lake, renowned local wineries, the Village of Arroyo Grande, and San Luis Obispo.

This home offers character, space, and an inspiring setting—ready for your personal touch.

Built in 1981

Essential Information

MLS® #	PI25153852
Price	\$1,872,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,729
Acres	4.85
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Cayse Hunstad Melero
Listing Office Hunstad Realty

Community Information

Address 229 Blue Sky Drive
Area AG-East of Hwy 101
Subdivision N/A
City Arroyo Grande
County San Luis Obispo
Zip Code 93420

Amenities

Utilities Propane
Parking Spaces 2
of Garages 2
View Hills
Has Pool Yes
Pool Private, Pool Cover, Solar Heat

Exterior

Lot Description TwoToFiveUnitsAcre

Interior

Interior Wood
Interior Features All Bedrooms Down, Wine Cellar, Workshop
Appliances Dishwasher, Disposal, Microwave, Double Oven, Gas Cooktop, Tankless Water Heater, Water Softener
Heating Forced Air, Pellet Stove
Cooling None, Wall/Window Unit(s)
Fireplace Yes
Fireplaces Pellet Stove, Den
of Stories 1
Stories One

School Information

District Lucia Mar Unified

Additional Information

Date Listed July 9th, 2025
Days on Market 6

Zoning RR

Short Sale N

RE / Bank Owned N

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