

# \$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

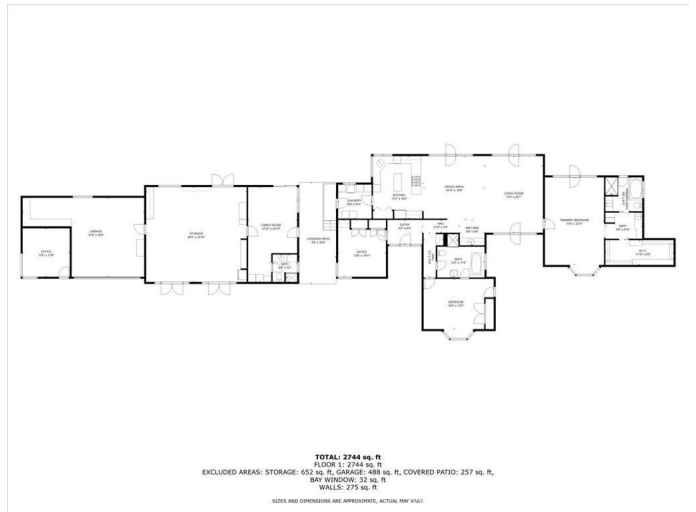
N/A, Arroyo Grande,

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
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## 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
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## Additional Information

Date Listed	July 9th, 2025
Days on Market	6

Zoning	RR
Short Sale	N
RE / Bank Owned	N

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