

# \$749,000 - 1049 Sunset Drive, Arroyo Grande

MLS® #PI25168035

---

## \$749,000

3 Bedroom, 2.00 Bathroom, 1,586 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

This is a cute and quaint single level home in a much desired mid century classic neighborhood, wood flooring on a raised foundation. Spacious 9,300 sq ft lot which may allow future ADU construction and integrate new CA state mandates for higher density home building options. Check with the city of Arroyo Grande for all options. The pull thru garage allows for easy access to expansive back yard with many fruit trees. Seller is looking for a quick seamless sales process. Create your dream home in this desirable, walkable neighborhood, close to Fair Oaks Theatre, grocery stores, coffee shops, famous eateries, plus business and medical facilities. Walking distance to local neighborhood primary, junior high and high school. Contact your Real Estate professional for more information.



Built in 1955

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | PI25168035 |
| Price          | \$749,000  |
| Bedrooms       | 3          |
| Bathrooms      | 2.00       |
| Full Baths     | 2          |
| Square Footage | 1,586      |
| Acres          | 0.21       |
| Year Built     | 1955       |

|                |                              |
|----------------|------------------------------|
| Type           | Residential                  |
| Sub-Type       | Single Family Residence      |
| Style          | Bungalow, Mid-Century Modern |
| Status         | Closed                       |
| Listing Agent  | Pamela Storton               |
| Listing Office | Storton Properties           |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1049 Sunset Drive  |
| Area        | AG-West of Hwy 101 |
| Subdivision | N/A                |
| City        | Arroyo Grande      |
| County      | San Luis Obispo    |
| Zip Code    | 93420              |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Utilities      | Sewer Connected                             |
| Parking Spaces | 1                                           |
| Parking        | Driveway, Concrete, On Street, Pull-through |
| # of Garages   | 1                                           |
| Garages        | Driveway, Concrete, On Street, Pull-through |
| View           | None                                        |
| Pool           | None                                        |

## Exterior

|                 |                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------|
| Exterior        | Stucco, Wood Siding                                                                                     |
| Lot Description | Back Yard, Front Yard, Level, Near Park, Street Level, Near Public Transit, Rectangular Lot, Walkstreet |
| Roof            | Shingle                                                                                                 |
| Construction    | Stucco, Wood Siding                                                                                     |
| Foundation      | Raised                                                                                                  |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior          | Wood                                                                                                                                      |
| Interior Features | Ceiling Fan(s), All Bedrooms Down, Unfurnished                                                                                            |
| Appliances        | Dishwasher, Gas Range, Gas Water Heater, Microwave, Water Heater, Convection Oven, Gas Oven, High Efficiency Water Heater, Water Purifier |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |

|              |                           |
|--------------|---------------------------|
| Fireplaces   | Living Room, Wood Burning |
| # of Stories | 1                         |
| Stories      | One                       |

### **School Information**

|          |                   |
|----------|-------------------|
| District | Lucia Mar Unified |
|----------|-------------------|

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 24th, 2025 |
| Days on Market  | 10              |
| Zoning          | SF              |
| Short Sale      | N               |
| RE / Bank Owned | N               |

Based on information from California Regional Multiple Listing Service, Inc. as of February 5th, 2026 at 12:36pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.