

# **\$1,499,000 - 758 Via Bandolero, Arroyo Grande**

MLS® #PI25193797

---

## **\$1,499,000**

5 Bedroom, 4.00 Bathroom, 3,355 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Welcome to Rancho Grande in East Arroyo Grande! This beautiful home features spacious living areas, a thoughtfully designed floor plan, and a landscaped backyard perfect for entertaining. Ideally located near the Village, top-rated schools, parks, and just minutes from the beachâ€”offering the best of Central Coast living.â€• This 5 bedroom, 4 bathroom SOLAR home offers spacious main level living on almost half-acre lot with ocean views and multiple outdoor entertaining spaces. The main level showcases soaring ceilings, lots of windows and natural light, engineered hardwood floors, and grand arched details. Formal living and family rooms each feature fireplaces and sliding or french doors to large viewing deck area, while the light and bright kitchen is complete with quartz countertops, breakfast bar and plenty of storage. Four bedrooms are conveniently located on this level, including a remodeled guest bath with travertine tile walk in shower and tile floors. The primary suite offers a walk-in shower, soaking tub, dual vanities, walk-in closet, private water closet and French doors that open to the back patio. The lower level provides incredible flexibility with a huge bonus area perfect for a second living room, multi generational living or guest quarters. A second primary suite with French doors and an oversized walk-in closet adds to the versatility, while the soundproof insulated music room is ideal for musicians or creatives. Outdoor living is a dream with mature landscaping, a



meandering rock stream with water feature, multiple patios for alfresco dining, a Jacuzzi spa, and views of the Pacific. Whether hosting gatherings or enjoying peaceful mornings with coffee, the setting is unmatched. Additional features include Owned solar for energy efficiency, dedicated laundry room with ample cabinetry, two-car garage, main level living with four bedrooms upstairs and multi-generational potential downstairs.

Located in the highly sought-after Rancho Grande neighborhood of East Arroyo Grande, this home blends timeless Mediterranean style with modern amenities, offering both elegance and comfort in a premier location. Located down the street from Rancho Grande park, shopping, Trader Joes, eateries, coffee shops, movie theatre and medical facilities.

Built in 1988

**Essential Information**

MLS® #	PI25193797
Price	\$1,499,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,355
Acres	0.49
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Christa Lowry
Listing Office	BHGRE Haven Properties

**Community Information**

Address	758 Via Bandolero
---------	-------------------

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

## Amenities

Amenities	Call for Rules, Management
Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway Level, Driveway, Garage
# of Garages	2
Garages	Concrete, Door-Multi, Driveway Level, Driveway, Garage
View	Hills, Neighborhood, Ocean
Pool	None

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Sloped Down, Landscaped, Near Park
Roof	Spanish Tile, Tile
Construction	Stucco
Foundation	Raised, Slab, See Remarks, Combination

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, In-Law Floorplan, Living Room Deck Attached, Pantry, Quartz Counters, See Remarks, Bedroom on Main Level, Main Level Primary, Multiple Primary Suites, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Lucia Mar Unified
High	Arroyo Grande

**Additional Information**

Date Listed	August 12th, 2025
Days on Market	41
Zoning	PD
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 1st, 2026 at 10:56pm 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.