

# **\$639,000 - 1085 James Way, Arroyo Grande**

MLS® #PI25224339

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## **\$639,000**

2 Bedroom, 2.00 Bathroom, 1,320 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Welcome to 1085 James Way – an updated, private, and spacious townhome in the desirable Oak Park Leisure Gardens community. The home features beautiful granite countertops in the kitchen, travertine flooring, French doors, and newer dual-pane windows. This sought-after end unit offers a rare two-car garage with attic storage, a private patio, and a sunny balcony off the primary bedroom. Both bathrooms have been upgraded with newer countertops and fixtures. Additional enhancements include brand-new flooring throughout, updated entry tile, smooth ceiling texture, recessed lighting in the kitchen, and a remodeled fireplace that makes a bold statement as you enter the home. Enjoy the convenience of this unbeatable location, close to local beaches, the historic Village of Arroyo Grande, wineries, walking trails, the James Way Oak Preserve, shopping, and easy access to the 101 freeway. An added convenience is your mailbox is just around the corner. Oak Park Leisure Gardens also offers a clubhouse with a full kitchen, perfect for entertaining guests or hosting larger gatherings. This low maintenance PUD makes an excellent primary residence or vacation home!



Built in 1980

## **Essential Information**

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Price	\$639,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,320
Acres	0.03
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marc Canigiula
Listing Office	Keller Williams Realty Santa Barbara

### Community Information

Address	1085 James Way
Area	ARRG - Arroyo Grande
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

### Amenities

Amenities	Clubhouse, Maintenance Grounds
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Hills
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Composition

### Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Up, Granite Counters
Heating	Central

Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Lucia Mar Unified
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### **Additional Information**

Date Listed	September 24th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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