

\$899,000 - 182 Fair View Dr, Arroyo Grande

MLS® #PI25234017

\$899,000

3 Bedroom, 2.00 Bathroom, 1,350 sqft

Residential on 0 Acres

West of 101(1000), Arroyo Grande,

Welcome to this beautifully designed 3-bedroom, 2-bath home offering 1,350sqft of charm, character, and modern functionality. From the moment you step inside, you'll be captivated by the warm, inviting ambiance of the generous living area, featuring refinished original hardwood floors and a cozy wood-burning fireplace. The three bedrooms are located just beyond the living area, down the center hall of the home, offering a smart and comfortable layout. The kitchen is a true standout, featuring a gorgeous counter-to-ceiling wraparound tile backsplash, newly tiled flooring, sealed butcher block countertops, a skylight that fills the space with natural light, and tastefully updated stained cabinets. Anchoring the kitchen is a custom breakfast nook with built-in banquette seating, offering both a stylish gathering spot and discreet under-seat storage. Updated windows throughout add even more brightness, while an AC window unit keeps things cool and comfortable. Recent updates also include upgraded electrical, newer roofing, and a dedicated mudroom/laundry area currently being reimagined for improved function and style—expected to be completed in the coming weeks. Step outside into a thoughtfully landscaped and spacious backyard retreat, ideal for entertaining or relaxing. Enjoy a custom concrete patio with a brand-new fire pit and built-in bench seating, a low-maintenance astro turf play area, and raised garden beds perfect for growing your own produce. A new



drip irrigation system efficiently waters landscaping in both the front and backyards, keeping everything lush and thriving. Fruit lovers will appreciate the mature orange tree in the backyard and lemon and lime trees in the front. Soak in a peek-a-boo ocean view while sitting on the front stoop. This home is a unique blend of original charm and carefully curated updates, a perfect place to plant roots and enjoy for years to come.

Built in 1958

Essential Information

MLS® #	PI25234017
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	0.18
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Erik O'sullivan
Listing Office	RE/MAX Success

Community Information

Address	182 Fair View Dr
Area	ARRG - Arroyo Grande
Subdivision	West of 101(1000)
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Parking Spaces	1
Parking	Door-Single, Garage

# of Garages	1
Garages	Door-Single, Garage
View	Neighborhood, Ocean, Hills, Peek-A-Boo
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Breakfast Area
Appliances	Gas Oven, Gas Range
Heating	Natural Gas, Wall Furnace, Wood Stove
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

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

Additional Information

Date Listed	October 6th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 10th, 2026 at 3:50am 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.