

# **\$1,395,000 - 1301 - 1305 Corberosa Drive, Arroyo Grande**

MLS® #SC24231540

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**\$1,395,000**

6 Bedroom, 5.00 Bathroom, 2,531 sqft

Residential on 5 Acres

N/A, Arroyo Grande,

**TWO HOMES FOR SALE!** Welcome to an extraordinary real estate opportunity nestled in coveted east Arroyo Grande. This unique property offers not one, but TWO detached and updated single-family homes, each exuding charm, phenomenal views, and spread across 5.3 acres of oak-studded land. The first residence, 1301 Corberosa, invites you into a cozy 1,080 square feet of single-level living space. This home boasts an open floor plan that seamlessly integrates three bedrooms, two bathrooms and laundry closet, with a recently updated kitchen and interiors to reflect contemporary tastes. Large windows frame breathtaking hilltop views of the surrounding landscapes, creating a tranquil backdrop for everyday living. Venture outside to also find an under-house, unfinished storage space and attached deck. Situated up the road for some privacy, 1305 Corberosa presents a spacious 1,451 square feet, two-story abode. With three bedrooms and three bathrooms, this home features a two-car attached garage, laundry room, and yard space, perfect for outdoor enjoyment. The interiors have also been thoughtfully updated, ensuring a move-in-ready experience. Recent property updates include fresh interior and exterior paint, updated countertops, appliances and single-basin sinks, new carpet, water heater, extensive gravel driveway, new roofs, and much more! Both properties are equipped with built-in storage spaces and detached storage sheds. This property offers



so much potential and could be ideal for multi-generational buyers, an investor looking for a rental opportunity, and/or anyone wishing to live in one home while leasing out the other for additional income. Both homes are serviced by a private well with two water storage tanks, two septic tanks, two electric meters, and on propane gas, while just a quick drive to the Village of Arroyo Grande or Edna Valley. Don't miss out on this incredible opportunity to call 1301 and 1305 Corberosa Drive your next home!

Built in 1990

### Essential Information

MLS® #	SC24231540
Price	\$1,395,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,531
Acres	5.30
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephanie Ronca
Listing Office	Compass

### Community Information

Address	1301 - 1305 Corberosa Drive
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

### Amenities

Parking Spaces	2
Parking	Driveway, Garage, Gravel, On Site
# of Garages	2
Garages	Driveway, Garage, Gravel, On Site
View	Mountain(s), Trees/Woods, Hills
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Sloped Down
Roof	Composition
Foundation	Raised

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Gas Range, Range Hood
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Wood Burning, Gas
# of Stories	2
Stories	Two

## School Information

District	Lucia Mar Unified
High	Arroyo Grande

## Additional Information

Date Listed	November 11th, 2024
Days on Market	56
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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