

# **\$1,049,000 - 508 Launa Lane, Arroyo Grande**

MLS® #SC25060656

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## **\$1,049,000**

3 Bedroom, 3.00 Bathroom, 2,200 sqft  
Residential on 0 Acres

East of 101(500), Arroyo Grande,

Immaculate, single-level beauty nestled in the corner of a cul-de-sac in this well-established neighborhood that is just minutes from the village of Arroyo Grande. The curb-appeal begins with the mature Ash tree and a large stamped concrete driveway that leads to a light-filled and spacious home. Once inside you'll appreciate the upgraded kitchen and bathrooms, recessed lighting, dual pane windows, living room with gas fireplace, separate office space AND a large family room in the rear that has a wet bar, built-in cabinets, picture window with views of the hillside, wood-burning SECOND fireplace, 1/2 bath and french doors that lead to the sunny brick patio with a built-in BBQ, ALL OF WHICH COULD EASILY BECOME AN ADU for rental purposes or generational living!! Lots of unique outdoor spaces on this large lot that include an enclosed vegetable garden, fruit trees galore, in-ground fountain and custom gates that provide protection for little ones or pets. The primary room has a large walk-in closet and an additional bonus area that could be used as a second office, craft room, nursery or whatever you can think of. Solar powered, freshly painted and just waiting for it's next owner. The historic village is the heart of the town and mere blocks away; Arroyo Grande also offers great dining, music, theatre, wineries, shopping and is short drive to the beautiful Pacific Ocean! Come see how special 508 Launa Lane is and decide for yourself if your next chapter begins here.



Built in 1960

## Essential Information

MLS® #	SC25060656
Price	\$1,049,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jennifer Shaheen
Listing Office	BHGRE HAVEN PROPERTIES

## Community Information

Address	508 Launa Lane
Area	ARRG - Arroyo Grande
Subdivision	East of 101(500)
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Garage, Garage Faces Front
# of Garages	2
Garages	Concrete, Direct Access, Garage, Garage Faces Front
View	Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Security System

## Exterior

Exterior	Hardboard
Exterior Features	Barbecue
Lot Description	Cul-De-Sac, Irregular Lot, Lawn, Sprinklers In Front, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition
Construction	Hardboard
Foundation	Slab
<b>Interior</b>	
Interior	Carpet, Laminate
Interior Features	All Bedrooms Down, Breakfast Area, Ceiling Fan(s), Granite Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Appliances	Barbecue, Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator, Water Softener
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Wood Burning
# of Stories	1
Stories	One

### **School Information**

District	Lucia Mar Unified
High	Arroyo Grande

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	156
Short Sale	N
RE / Bank Owned	N

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