

\$1,500,000 - 840 Via Bandolero, Arroyo Grande

MLS® #SC25071148

\$1,500,000

5 Bedroom, 4.00 Bathroom, 3,456 sqft
Residential on 0 Acres

East of 101(500), Arroyo Grande,

Located within the desirable Rancho Grande community of Arroyo Grande, this custom contemporary residence offers a harmonious blend of refined design, functionality, and privacy. Situated on a beautifully landscaped 18,000 square foot corner lot, this 3,456 square foot home features five bedrooms and three and one-half bathrooms, all under a distinctive Spanish tile roof and surrounded by mature land and hardscaping.

From the moment you arrive, the home makes an impressive statement with its three-car attached garage and welcoming entryway. Inside, natural light floods the open floorplan, highlighting vaulted ceilings, rich hard surface flooring throughout the main living areas, and expansive windows that frame views extending to the Avila Lighthouse.

The formal living room exudes warmth with a gas fireplace, recessed lighting, and dual sliding doors that open to a serene backyard retreat. A covered patio provides the perfect space for enjoying your morning coffee while taking in the meticulously maintained grounds, complete with meandering concrete paths, raised garden beds, decorative gazebo, fountain, and cozy firepit.

The kitchen is both elegant and efficient, featuring bar seating, a built-in refrigerator, dual oven gas range, dishwasher, and generous cabinetry. An adjacent formal dining



area offers seamless access to outdoor entertaining areas, ideal for gatherings and alfresco dining. An office with built-in bookshelf, murphy bed and fireplace enhances cozy evenings at home.

Perfect for multi-generational or accessible living, the home's thoughtful layout includes a large primary suite with its own fireplace, direct patio access, spacious walk-in closet, and a luxurious ensuite bath with a dual sink vanity and walk-in shower. A second primary suite, located in a separate wing, also boasts a private ensuite with dual sinks, a glass-enclosed tile shower, and walk-in closet, offering guests or family members both comfort and privacy.

Additional accommodations include two more bedrooms, a full bath with dual sink vanity and modern lighting, and a sitting room with an attached half bath doubling as a fifth bedroom.

The laundry center is well-appointed with extensive cabinetry and counter space, adding to the home's practical appeal.

With contemporary styling and beautifully integrated indoor-outdoor living spaces, this is a rare opportunity for sophisticated living on the Central Coast.

Built in 1990

Essential Information

MLS® #	SC25071148
Price	\$1,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,456

Acres	0.41
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Lindsey Harn
Listing Office	Christie's International Real Estate Sereno

Community Information

Address	840 Via Bandolero
Area	ARRG - Arroyo Grande
Subdivision	East of 101(500)
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Amenities	Management
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Garage
# of Garages	3
Garages	Garage
View	Hills, Ocean
Pool	None

Exterior

Exterior	Stucco
Lot Description	Corner Lot, Landscaped
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, All Bedrooms Down
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Range Hood

Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Den, Family Room, Living Room
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	March 20th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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