

# **\$795,000 - 715 Bennett Avenue, Arroyo Grande**

MLS® #SC25104527

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## **\$795,000**

2 Bedroom, 1.00 Bathroom, 904 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Welcome to this charming 1950s beach cottage in the heart of Arroyo Grande. Thoughtfully updated while maintaining its classic character, this two-bedroom, one-bath home offers a great blend of coastal charm and modern convenience. The kitchen features updated cabinetry and stainless steel appliances. Hard surface flooring flows throughout, and dual pane windows allow for abundant natural light and improved energy efficiency. Positioned toward the front of a generously sized lot, the home offers a spacious backyard with excellent potential for expansion or the addition of an ADU (check with the City of Arroyo Grande). A detached one-car garage and extended driveway provide plenty of parking for multiple vehicles, with room for an RV or boat. The stucco exterior adds timeless appeal, while the large lot invites outdoor enjoyment, gardening, and options. Located just minutes from the Village of Arroyo Grande, beaches, and local shops, with easy access to the freeway, this home is ideal for a variety of buyers. Situated in the desirable Paulding school district, it's a smart choice for anyone looking to enjoy the relaxed Central Coast lifestyle.



Built in 1948

## **Essential Information**

MLS® #                      SC25104527

Price                        \$795,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	904
Acres	0.17
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Dan Cowan
Listing Office	Comet Realty

### Community Information

Address	715 Bennett Avenue
Area	AG-West of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Concrete, Door-Single, Driveway, Driveway Level, Garage, RV Potential
# of Garages	1
Garages	Concrete, Door-Single, Driveway, Driveway Level, Garage, RV Potential
View	None
Pool	None
Security	Smoke Detector(s)

### Exterior

Exterior	Stucco
Lot Description	Front Yard, Landscaped, Level, Rectangular Lot, ZeroToOneUnitAcre
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Screens
Roof	Composition
Construction	Stucco
Foundation	Raised

## Interior

Interior	Vinyl
Interior Features	All Bedrooms Down, Eat-in Kitchen
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
Middle	Paulding
High	Arroyo Grande

## Additional Information

Date Listed	May 14th, 2025
Days on Market	33
Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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