

\$2,375,000 - 1186 Ramblin Rose Way, Arroyo Grande

MLS® #SC25132926

\$2,375,000

4 Bedroom, 5.00 Bathroom, 2,640 sqft
Residential on 5 Acres

N/A, Arroyo Grande,

A rare opportunity to own a newly remodeled, immaculate, income-producing or multi-generational, professionally designed (award-winning designer) modern farmhouse on 5 acres in prestigious East Arroyo Grande! Just minutes to historic Arroyo Grande Village, world class wineries, Pismo Beach, and San Luis Obispo, the property offers extreme privacy and sophisticated rural living with easy access to everything that the Central Coast has to offer. The property is truly one-of-a-kind featuring the following:

4 beds / 4.5 baths / 2,640 square feet (Main house is 3 beds / 3.5 baths including the shop bath in the garage / 1,995 square feet. Guest home is 1 bed / 1 bath / 645 square feet)*

Efficient solid log construction on the first floor*

Stunning natural wood high ceilings with exposed beams*

Tongue and groove walls on the first floor*

Hardwood floors throughout*

Gourmet-level kitchen with JennAir appliances, induction cooktop, and custom stone countertops and backsplash*

Fully custom upscale bathrooms with ROHL fixtures, heated floors, and heated shower bench*



Unique lighting and light switches*

A wood stove*

Custom laundry room in main home and
stackable laundry in guest home*

A custom built-in closet*

Custom hidden door dormer storage*

Two car garage*

Wraparound porch with custom railings*

Two gated patio areas*

A solar array and Tesla battery for backup
when the power is down*

Two water tanks and a new booster pump*

Guest House / Additional Living*

An Airstream Bambi â€œglampingâ€• site with
deck, utilities, and outdoor shower*

5 gated and fully fenced in acres*

Unlimited parking, including parking for horse
trailers and fifth wheels*

Ample open acreage for you to bring your
horses or animals*

2 color-matched shipping containers for extra
storage*

A firepit area*

Natural Beauty & Wildlife*

Mature avocado trees, citrus trees, pepper

trees, succulents, and cactus*

Active owl boxes*

Regular visits from deer, turkeys, quail,
rabbits, bobcats, red tail hawks, feral cats, and
owls*

Built in 1994

Essential Information

MLS® #	SC25132926
Price	\$2,375,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	2,640
Acres	5.00
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rob Rose
Listing Office	Christie's International Real Estate Sereno

Community Information

Address	1186 Ramblin Rose Way
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Parking Spaces	2
Parking	Electric Gate
# of Garages	2
Garages	Electric Gate

View	Hills, Mountain(s), Orchard
Pool	None

Exterior

Lot Description	Front Yard, Back Yard, Horse Property, Landscaped, Lawn, Lot Over 40000 Sqft, Rectangular Lot, Yard
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Interior

Interior Features	Bedroom on Main Level, Main Level Primary
Cooling	None
Fireplace	Yes
Fireplaces	Free Standing
# of Stories	2
Stories	Two

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	June 13th, 2025
Days on Market	117
Zoning	RR
Short Sale	N
RE / Bank Owned	N

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