

\$759,000 - 208 Spruce Street, Arroyo Grande

MLS® #SC25138848

\$759,000

3 Bedroom, 2.00 Bathroom, 1,391 sqft
Residential on 0 Acres

West of 101(1000), Arroyo Grande,

Opportunity knocks in Arroyo Grande! This well loved 3 bed/2 bath 1391sf home is the one you've been waiting for! Walking through the entry you are greeted by the dining room with plantation shutters and updated tile flooring with custom inlays. Adjacent the dining room is the kitchen where that same updated tile flooring continues. Take a load off in the fantastic living room with it's vaulted and exposed beam ceiling with ship lap finish, offering plenty of breathing room for even your tallest guests, updated with laminate plank flooring. Escape through the french doors to the enclosed patio/sunroom where your plants will thrive, you can enjoy the indoor/outdoor setting, and access the patio and backyard via the sliding door. The 7250sf lot affords a sizeable backyard complete with a BBQ island, storage shed, and a shipping container for even more storage! Back inside the primary suite offers a tasteful paint scheme with plantation shutters, newer carpet, and a curbed entry shower. The 2 guest bedrooms offer that same vaulted and beamed ceiling from the living room. Whoa hang on! I almost forgot to mention the roof is new and the water heater has been replaced, as have the toilets! I have a feeling this one won't last long.....



Built in 1973

Essential Information

MLS® #

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Price	\$759,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,391
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Tom Brubaker
Listing Office	Brubaker Real Estate

Community Information

Address	208 Spruce Street
Area	ARRG - Arroyo Grande
Subdivision	West of 101(1000)
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood
Pool	None

Exterior

Exterior	Stucco, Wood Siding
Windows	Plantation Shutters
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Primary Suite
Appliances	Dishwasher, Gas Range
Heating	Forced Air
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
High	Arroyo Grande

Additional Information

Date Listed	June 19th, 2025
Days on Market	8
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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