

\$1,195,000 - 432 California Street, Arroyo Grande

MLS® #SC25179866

\$1,195,000

4 Bedroom, 3.00 Bathroom, 2,359 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Welcome to 432 California - a stunning single level ranch-modern home plus detached guest residence in the heart of Arroyo Grande, walking distance to The Village of AG and AG High School. This is a rare opportunity to purchase a completely turn-key home with designer features & finishes in a coveted historic neighborhood. The main residence is a reimagined 1950s era 3 bedroom 2 bath featuring an oversized living room with wood burning fireplace, gourmet kitchen, separate butler's pantry and laundry room, primary bedroom suite with dual vanity & soaking tub + tiled shower, additional full bathroom for guests, two guest bedrooms, attached one car garage, expansive real wood deck facing the backyard, and a covered front porch wrapped in wood opening up to the front lawn. The guest residence structure was built in 2003 and features an open concept living/dining/kitchen area with a private bedroom suite and dedicated laundry and a full bathroom. This unit features a bi-folding accordion door system that opens up to the backyard and dedicated mini-split system for cooling and heating. The quarter-acre lot size is large enough for multi-generational living or income opportunities with plenty of space to fence off the backyard to create a more private guest residence experience. Other features/finishes include: Brand new luxury vinyl plank throughout, brand new custom cabinetry, premium stone countertops, designer tile in kitchen and bathrooms, modern



cabinet and door hardware, custom crafted open shelving, brand new concrete driveway and concrete hardscaping, genuine grass lawn in the front and backyard, dozens of new outdoor plants and brand new drip irrigation, and more. This is truly one of the most unique and functional home offerings currently for-sale in the city of Arroyo Grande.

Built in 1951

Essential Information

MLS® #	SC25179866
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,359
Acres	0.23
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Farid Shahid
Listing Office	Eighty20 Group

Community Information

Address	432 California Street
Area	AG-West of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available, Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	1
Parking	Driveway, Garage, Garage Faces Front
# of Garages	1
Garages	Driveway, Garage, Garage Faces Front
View	Neighborhood
Pool	None

Exterior

Exterior	Concrete, Stucco, Wood Siding
Lot Description	Street Level, Rectangular Lot
Roof	Composition
Construction	Concrete, Stucco, Wood Siding
Foundation	Raised, Slab

Interior

Interior	Vinyl
Interior Features	All Bedrooms Down, Open Floorplan, Pantry, Primary Suite, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Range, Gas Oven, Gas Range
Heating	Central
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room, Masonry, Wood Burning
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	August 10th, 2025
Days on Market	60
Zoning	SF
Short Sale	N
RE / Bank Owned	N

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