

\$1,195,000 - 251 James Way, Arroyo Grande

MLS® #SC25214201

\$1,195,000

3 Bedroom, 3.00 Bathroom, 2,403 sqft
Residential on 1 Acres

East of 101(500), Arroyo Grande,

This sprawling single-level residence offers 3 bedrooms, a versatile bonus room, an office nook, and 2.5 bathrooms. Step inside to a grand entry featuring a centerpiece floor-to-ceiling rock fireplace, expansive view windows, and a spacious living room filled with natural light. The kitchen features an island, breakfast nook, abundant storage, a newer Jenn-Air oven, and a Fisher & Paykel gas range. Just beyond, you'll find a convenient powder room and a bonus room. On the western wing of the home is a separate laundry room, two guest bedrooms, a full bath, and primary suite with vaulted ceilings and direct access to the spa and side yard. The property also boasts an oversized two-car garage and a high-ceiling carport ideal for a boat or RV. Enjoy outdoor living with multiple gathering spaces, including a composite deck with bar, a lawn, citrus trees, low-maintenance landscaping, and a tranquil spa retreat. The front yard offers exciting potential, whether you envision additional structures, a vegetable garden, or a flourishing fruit orchard. Located just minutes from the charming Arroyo Grande Village, this custom home is ready for you to make it your own.



Built in 1979

Essential Information

MLS® #	SC25214201
Price	\$1,195,000

Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,403
Acres	0.69
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Erik Berg-johansen
Listing Office	Richardson Sotheby's International Realty

Community Information

Address	251 James Way
Area	ARRG - Arroyo Grande
Subdivision	East of 101(500)
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	Garage
# of Garages	2
Garages	Garage
View	Hills, Neighborhood
Pool	None

Exterior

Lot Description	Yard
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Interior

Interior Features	All Bedrooms Down
Appliances	Gas Oven, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	September 9th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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