



CHARMING, REBUILT CALIFORNIA BUNGALOW NEAR THE VILLAGE



118 ALLEN ST.
ARROYO GRANDE, CA 93420

OFFERED AT \$859,000

THEAVENUESLO.COM/PROPERTY/118



4

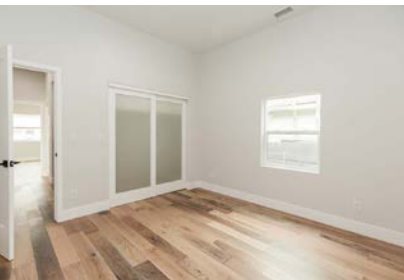


2



1575

Unique opportunity to own a property with a down-to-studs remodel on a charming California Bungalow home near the Village of Arroyo Grande with future development potential. This 4-bed / 2-bath completely rebuilt home on a quarter lot is soaked in natural light and thoughtful details combining the charm of the original home with modern touches. As you walk into the open living area you immediately notice the high ceilings, thoughtful layout and wood flooring running throughout the entire home. The open-concept kitchen includes elegant soft-close cabinetry, quartz countertops, SS appliances, subway tile backsplash, and a large island with bar seating and black undermount farmhouse sink. The refined master-bedroom suite has hardwood flooring, walk-in closet, French doors to the back deck, and behind a wood barndoor is a stunning en-suite bathroom. A bedroom off the living room has an enlarged entry to allow for several possible uses including office, dining room or media room. The other two generous-sized bedrooms have great natural light and are separated by a gorgeous bathroom with bathtub and subway tile surround. The TimberTech back deck, which can be accessed from the kitchen or master-bedroom, overlooks a huge, landscaped yard with mature trees. Other details include a laundry room with sink and quartz countertop, air conditioning, recessed lighting throughout and ample parking or RV parking on the huge paver driveway. The combination of being within the Village Mixed Use District and large lot would allow up to 4 additional studios or live/work units. Check with the City of Arroyo Grande to confirm the possibilities. This is a unique opportunity to own a beautifully remodeled home on a large lot with future development possibilities. This property won't last long!

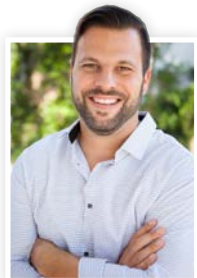


DISTINCTIVE DETAILS:

- Beautiful down-to-studs remodel with thoughtful details throughout, like high ceilings, wood flooring and recessed lighting.
- Open concept living area soaked in natural light with 4th bedroom that would make a great office, dining room or media room.
 - Elegant kitchen remodel with quartz counters, large island and subway tile backsplash.
- Refined master bedroom suite with walk-in closet, French doors to back deck and stunning en-suite bathroom.

OUTDOORS:

- Quarter-acre lot within the unique Village Mixed Use District provides future development possibilities.
 - TimberTech back deck overlooking huge, fenced yard with mature trees.
 - Large paver driveway for ample parking or RV parking.
 - Located within a few blocks of The Village of Arroyo Grande.



JED DAMSCHRODER

Owner/REALTOR® BRE# 01886306

(805) 550 7960 **CELL** (805) 548 2670 **OFFICE**

jed@theavenueslo.com

1333 Johnson Ave, San Luis Obispo, CA 93401

THEAVENUESLO.COM