



**\$1,465,000**

## **246 GARDEN STREET, ARROYO GRANDE, CA, US, 93420**

<https://apogee-realestate.com>

In One of the Most Desirable Neighborhoods in the Village of Arroyo Grande Charming Village Home with Income-Producing ADU - [...]

- 4 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 2444 sq ft



### **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 2, 2 floors

**Lot size:** 6250, 6250 sq ft

**Property Condition:** UpdatedRemodeled

**County:** San Luis Obispo

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2444 sq ft

**Year built:** 1910

**View:** Mountains,Neighborhood



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## Building Details

**Structure Type:** House

**Lot Features:** TwoToFiveUnitsAcre,CornerLot,FrontYard,Lawn

**Common Walls:** NoCommonWalls

**Fencing:** Wood

**Garage Spaces:** 2

**Floor covering:** Laminate, Tile, Wood

**Water Source:** Public

**Sewer:** PublicSewer

**Construction Materials:**  
HardiplankType

**Foundation Details:** Raised

**Levels:** Two

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## Amenities & Features

**Pool Features:** None

**Spa Features:** None

**Parking Total:** 2

**Utilities:**  
ElectricityConnected,NaturalGasConnected,SewerConnected,WaterConnected

**Fireplace Features:** None

**Interior Features:** Pantry,WalkInPantry

**Appliances:** GasCooktop,Disposal,GasOven,Microwave,Refrigerator

**Parking Features:**

DoorMulti,Garage,Oversized,GarageFacesSide

**Accessibility Features:** None

**Roof:** Composition

**Cooling:** None

**Heating:** ForcedAir

**Laundry Features:** InGarage

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## Nearby Schools

**Middle Or Junior School:** Paulding

**High School:** Arroyo Grande

**Elementary School:** Ocean View

**High School District:** Lucia Mar Unified

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## Miscellaneous

**List Office Name:** LPT Realty, Inc.

**Common Interest:** None

**Direction Faces:** East

**Inclusions:** Kitchen butcher block  
, front yard swing, refrigerator

**Listing Terms:** Conventional

**Community Features:** Curbs,Park,StreetLights,Sidewalks

**Exclusions:** decorative front gate

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