



Custom Home on 2.39 Acres



Family Room w/ Fireplace

BEAUTIFUL CUSTOM HOME

This RARE one of a kind Specialty property with a 2.39+ Acre lot and custom home gives you everything! Do YOU or someone you know need/want space for TRUCKS, EQUIPMENT, TRAILERS, tools, toys or CARS? Want your own Home Business? Conveniently centrally located in Arroyo Grande directly on HWY 1 (High traffic signage opportunity), less than 1 mile from the Willow / HWY 1 exchange, and minutes from Nipomo, Guadalupe, Arroyo Grande and HWY 101 to access both the North and South Central Coast! Run a business from home! Secure behind automatic gate, the House is beautifully cared for, bright CLEAN and inviting, an amazing single story custom built 2584 sqft. Home featuring split 4 bedrooms, 2.5 bathrooms, and spectacular kitchen with exceptional counter space, cabinets and pantry that overlooks a cozy family room, covered outdoor porch and inviting built-in outdoor pool with a strong electric safety cover! Additionally this home offers 2 more flex rooms that are abundant in size for multiple purposes! An oversized three car garage is another benefit! Great well with a history of 30 GPM, Septic system, and propane give you many options! Neighbors are at distance for privacy! How would you use ALL this? Dreaming of a Doggy day care business, Nursery, RV Storage, a family business or compound? Many options. Hurry, it will not last long!

855 Guadalupe Road
Arroyo Grande, CA 93422

PRICED AT
\$1,600,000

- Single Story
- 2.39 Acre Lot
- 2,584 Sq.Ft.
- 4 Bedrooms
- 2.5 Bathrooms
- Fireplace
- Recessed Lighting
- Ceiling Fans
- Kitchen w/Breakfast Bar
- Breakfast Nook
- Dining Room
- Living Room
- Family Room
- Master w/En Suite
- Laundry Room
- Abundant Storage
- Low Maintenance Landscaping
- Pool in Fenced Yard
- 3-Car Garage
- Extra Drive Space
- Close to Hwy. 101



Kitchen w/ Breakfast Nook & Bar



Private Backyard & Pool

www.855GUADALUPE.net