

Fully Renovated Home with Separate Guest House

1027 Acorn Drive, Arroyo Grande

Main Residence

- New interior paint
 - New windows and/or glass
 - 9" wide plank Stone Plastic Composite (SPC) flooring
 - New solid core doors, casing, 5½" trim base and new door hardware
 - Ample new recessed lighting and all new lighting fixtures
 - New cabinetry, sinks, appliances, plumbing fixtures
 - All HVAC ducting and registers replaced with all metal
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Primary Suite

Primary Bedroom

- Spacious layout with vaulted open-beam ceiling
- Sliding glass doors to sunroom
- Gas brick fireplace with mantle

Primary En Suite Bathroom

- Large soaking tub
- Walk-in tile shower with dual stainless shower heads and shower niche
- Dual under-mount Kohler sinks
- Stainless faucets
- Kohler toilet
- Quartz countertops
- Soft-close cabinetry
- Walk-in closet with rod and shelf system

Secondary Bedrooms

- Spacious bedrooms with charming window seats
 - Large sliding-door closets with rod and shelf storage
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Bathrooms

Powder Room

- Pedestal sink
- Stainless Moen faucet
- Kohler toilet

Hall Bathroom

- Walk-in tile shower with glass doors and shower niche
 - Under-mount Kohler sink
 - Kohler toilet
 - Quartz countertop
 - Moen stainless faucet
 - Soft-close cabinetry
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Kitchen

- New GE stainless steel 5-burner gas range with griddle
- Stainless steel hood
- GE stainless steel dishwasher
- Under-counter stainless Sharp microwave
- Under-mount stainless steel sink
- Stainless Moen faucet with sprayer
- Quartz countertops with bar seating
- Breakfast nook
- French doors opening to deck overlooking backyard
- White shaker-style wood cabinetry with soft-close doors and drawers

Living Spaces

Upper Living Room

- Built-in bookcases flanking gas fireplace
- Extra-large sliding glass door to deck
- Vaulted tongue-and-groove open-beam ceiling

Dining Room

- French doors opening to deck overlooking backyard

Main Floor Family Room

- High vaulted ceilings
- Backyard access door with sidelight
- Sliding doors to sunroom

Sunroom

- Dual sliding doors connecting to primary suite and family room
- Slatted window ventilation
- Tongue-and-groove ceiling
- Six picture windows plus backyard access door

Laundry & Storage

- Hall coat closet
- Dedicated laundry room featuring:
 - Plumbed for electric or gas dryer
 - Under-mount stainless steel sink
 - Quartz countertop
 - Extensive upper and lower cabinetry with soft-close doors and drawers
 - Built-in ironing board cabinet

Guest House

- Open-concept floor plan
- Two sets of French doors
- Private entrance
- Private flagstone patio
- New windows and/or glass
- 9" wide plank Stone Plastic Composite (SPC) flooring
- New door hardware
- 5½" baseboards
- Recessed lighting
- Tankless Rinnai water heater

Guest House Kitchen

- New Samsung stainless steel 5-burner gas range
- Samsung compact stainless dishwasher
- Stainless Samsung microwave
- Under-mount stainless sink
- Stainless Moen faucet with sprayer
- Quartz countertops with seating
- White shaker cabinetry with soft-close doors and drawers
- Pantry shelving area

Guest House Bathroom

- Walk-in tile steam shower with glass doors and bench seating
- Under-mount Kohler sink
- Kohler toilet
- Quartz countertop
- Moen stainless faucet

Detached Hobby Room

- Wood-lined walls
 - Wood flooring
 - Casement vinyl windows
 - In-floor electrical outlets
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Exterior Features

- Stucco exterior with classic red Spanish tile roofs
 - Walled backyard courtyard with flagstone patio
 - Wired for electric hot tub in back patio
 - Santa Maria-style BBQ
 - Grill counter
 - Gated access to lower fenced backyard
 - Fresh landscaping with irrigation
 - Front yard fountain
 - New exterior paint
 - Newly refinished driveway
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Garage

- Oversized two-car garage
- New garage door
- Open shelving and large storage closet
- Utility closet
- Trane forced-air furnace
- Bradford White gas water heater
- Newly painted garage floors