



# Sunset on Spruce Street!

**180 Spruce Street  
Arroyo Grande, CA**

**3 Bedroom • 3 Bath  
Office & Bonus Room  
2395 Sq. Ft.**



- Custom Built by JP Woodworks with completion in July of 2016
- 12 solar panels w/larger inverter to incorporate additional future panels. Panels are owned. (average electric bill \$8.00 per month)
- Treks deck w/natural gas stub for future built-in BBQ
- Producing Avocado tree
- Custom built shed
- Outdoor shower on garage side yard
- Dog run w/gate on master side yard
- Lineset ran for future AC unit on garage side
- 220 wired outside master for future hot tub, Deck is reinforced to support hot tub.
- All house fan in laundry
- RO system at kitchen sink and ran to fridge (installed and serviced by Richetti)
- Plumbed for soft water
- Under cabinet lighting in kitchen
- Custom master closet
- Custom bathroom vanities and dressing/linen cabinets in master with soft close
- Victoria & Albert York soaking tub

- Porcelain tile in master bath, guest bath & laundry
- Laminate flooring
- Black Absolute Flamed Granite kitchen counters
- Marble vanity tops in master and downstairs baths
- Concrete quartz vanity top in upstairs bath
- KitchenAid dishwasher, microwave and oven
- 3-car garage. One space is tandem with pull through and garage door to back yard

View More Photos:



## Presented By

Jill Jackson

805.471.2263

jilljacksonhomes@gmail.com

Cal BRE # 01308987





# Custom Built For All Your Needs!



[www.180Spruce.com](http://www.180Spruce.com)



**3 Bdrm/ 3 Bath  
2395 Sq. Ft  
Bonus Room  
Office**



## Maximize the Entertaining Possibilities!

Beautiful, gorgeous and stunning are just a few of the words that describe this 3 year new, 2395 sq.ft., custom built home by JP Woodworks. With 3 bedrooms, 3 bathrooms, office and bonus room, you will have space for all of your needs. High ceilings and large outdoor Treks deck, with expansive pergola, maximize the entertaining possibilities of this open floorplan. The beautiful kitchen has black absolute flamed granite counter tops, a sizeable island, large pantry and built-in wet bar area.

The master bedroom is conveniently located on the main level and boasts an en-suite bathroom, including an extra deep Victoria & Albert York soaking tub, separate shower with dual shower heads, double vanities with marble tops, custom built dressing/linen cabinets, and an expansive custom closet. Upstairs you will find two bedrooms with Jack & Jill bathroom, a large bonus/play/media room, and an amazing storage closet. Extra wide doorways, indoor laundry, owned solar panels, and a three car drive through garage with dual garage doors add to the functionality of this well thought out floorplan. With so many custom amenities throughout, what more could you ask for?

**OFFERED AT \$839,000**

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Ca DRE #01308987

Phone: 805.471.2263

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