

# **\$1,795,000 - 226 Salida Del Sol, Arroyo Grande**

MLS® #NS25068077

**\$1,795,000**

5 Bedroom, 4.00 Bathroom, 2,948 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Tucked away in the serene Highlands at Rancho Grande in East Arroyo Grande, this two-story home effortlessly blends luxury and comfort, framed by stunning PANORAMIC Hillside & Ocean views. Spanning 2,948 square feet, this timeless residence features 5 bedrooms and 3.5 bathrooms, united by an open, flowing layout that exudes both sophistication and warmth. Every room in impeccable home has Pristine views. Upon entry, you're greeted by sweeping views through the dining room windows, soaring cathedral ceilings, and grand chandeliers that elevate the living spaces, infusing them with an airy, expansive ambiance.

The main-floor primary suite welcomes you through double doors into a tranquil retreat, complete with an ensuite bathroom featuring a soaking tub, dual-sink vanity, and ample space. The kitchen, a chef's delight, opens seamlessly to the living areas, making it ideal for entertaining. Step outside to savor breathtaking sunsets and ocean panoramas from the back deck or front yard. The low-maintenance backyard, with its manicured lawn, stylish hardscaping, and oversized deck, offers the perfect setting for relaxation or gatherings, all while showcasing captivating coastal views.

Conveniently located near Trader Joe's, Rancho Grande Park, local shopping, the charming Village of Arroyo Grande, and easy freeway access, this home strikes a rare balance of elegance and practicality.



## Essential Information

MLS® #	NS25068077
Price	\$1,795,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,948
Acres	0.23
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kassia Ziessler
Listing Office	Melson Realty

## Community Information

Address	226 Salida Del Sol
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Amenities	Maintenance Grounds
Parking Spaces	2
# of Garages	2
View	Coastline, Hills, Ocean, Panoramic
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Sprinklers In Front, Sprinklers In Rear, Sprinkler System
Windows	Double Pane Windows, Shutters

Roof	Concrete, Tile
Foundation	Slab

## Interior

Interior	Bamboo
Interior Features	Bedroom on Main Level, Breakfast Area, Cathedral Ceiling(s), Ceiling Fan(s), Intercom, Main Level Primary, Pantry, Tile Counters, Utility Room, Walk-In Closet(s), Walk-In Pantry
Appliances	Convection Oven, Dishwasher, Gas Cooktop, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Dining Room
# of Stories	2
Stories	Two

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	April 1st, 2025
Days on Market	138
Zoning	PD
Short Sale	N
RE / Bank Owned	N

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