

\$1,700,000 - 2247 Idyllwild Place, Arroyo Grande

MLS® #PI24230461

\$1,700,000

4 Bedroom, 4.00 Bathroom, 2,501 sqft

Residential on 3 Acres

N/A, Arroyo Grande,

SINGLE LEVEL ARROYO GRANDE BEAUTY

+ HORSE FACILITY: 4 bedrooms + 4 bathrooms + Separate 900 sq ft. finished workshop. Great property for extended family!

This beautiful and completely updated Farmhouse style home is located just minutes to the Arroyo Grande Village and the beach. 3 of the 4 spacious bedrooms have ensuite bathrooms and private entrances. Inviting circular driveway + front gated patio welcome you inside. Entry leads to open living room w/ cozy gas fireplace and rich stone surround. Warm wall accent with shiplap and built-in, lighted shelves. Great room is spacious yet flows easily to dining and kitchen. You'll fall in love with the stylish and ultra roomy kitchen that boasts plenty of storage, 2 sinks and a double oven. Elegant quartz breakfast bar seating/prep area with room to gather and cook in comfort. Custom built kitchen hutch fits the space perfectly, is included in sale.

Cheerful windows and French Doors let the light in. Off the main entry you'll find the first bedroom suite with extra privacy and its own backyard entrance, updated bathroom with shower/tub. 2 additional bedrooms with ensuite bathrooms both have exterior access. Second bedroom has a built-in wall bed for easy guest accommodation. Hallway bathroom with skylight and pedestal sink. Hallway access to 2-car garage with laundry area.

****DISCOVER THE MANY OPTIONS IN THE BACKYARD:** Huge patio w/custom fireplace, built-in seating and garden areas + Separate



900 sq. ft. workshop/garage with finished walls (guest house/ADU possibilities?) + bring the horses! PRIME HORSE AREA includes steel pipe fencing, arena, run-in shelters, corral, holding pen, storage, tack and pasture area. Enjoy Apricot, Apple, Peach and Avocado trees. This single-level home has it all! If you're looking for an updated, roomy home AND peaceful country living that's close to town... don't miss this one!

Built in 1990

Essential Information

MLS® #	PI24230461
Price	\$1,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	2,501
Acres	3.38
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Michelle Mcelrath Severance
Listing Office	RE/MAX Success

Community Information

Address	2247 Idyllwild Place
Area	ARRG - Arroyo Grande
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Propane
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Parking Spaces	4
Parking	Driveway, Garage, Asphalt, Circular Driveway, Garage Faces Front, RV Potential, Workshop in Garage
# of Garages	4
Garages	Driveway, Garage, Asphalt, Circular Driveway, Garage Faces Front, RV Potential, Workshop in Garage
View	Park/Greenbelt, Pasture
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Kennel, Rain Gutters
Lot Description	Front Yard, Greenbelt, Landscaped, Garden, Horse Property, Lawn, Pasture, Sprinkler System, Street Level, TwoToFiveUnitsAcre
Windows	Double Pane Windows, Blinds, Shutters
Roof	Tile
Construction	Stucco, Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Storage, All Bedrooms Down, Breakfast Bar, Built-in Features, Main Level Primary, Primary Suite, Quartz Counters, Separate/Formal Dining Room, Walk-In Closet(s), Workshop
Appliances	Disposal, Gas Water Heater, Microwave, Electric Cooktop, Vented Exhaust Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	October 28th, 2024
Days on Market	64

Zoning	RS
Short Sale	N
RE / Bank Owned	N

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