

\$1,250,000 - 441 Emerald Bay Drive, Arroyo Grande

MLS® #PI24247180

\$1,250,000

2 Bedroom, 3.00 Bathroom, 1,586 sqft

Residential on 1 Acres

N/A, Arroyo Grande,

In one family since the lot was originally developed, this home sits at the pinnacle of this Arroyo Grande hilltop, with unobstructed views to the Pacific Ocean and Oceano Dunes. The single-story home sits wide across the lot, for a majestic footprint across the breadth of the ocean-view hilltop. On more than a half acre, the lot has an untouched area of oak-land that could be the site for a separate and private ADU, completely out of site lines of the main home; adjacent to open space, the seller often had deer visit the yard. The front porch provides a wide covered area to view the soft sun on the county's eastern bluffs. There are two en-suite bedrooms at one end of the home; the master bath features a no-threshold shower for aging in place. The center of the home features an open-concept living room, kitchen and dining area in the center. The other side of this expansive ranch home includes an office with powder room and private entrance. The spacious office with private entrance is ideal for remote work or office. Alternately, plumbing and electrical is in place to change the office into a large, ocean-view bathroom that could be part of a showcase en suite with the addition of a primary bedroom into the undeveloped part of the lot. A reading area between the kitchen and office could be added to the primary suite as a massive closet or allow for a kitchen expansion across the ocean-facing back wall of the home. The three enclosed garage spaces are accessed through



a 2-car garage door and a separate garage door to a third bay that the seller used as a workshop; the concrete apron approach provides parking for multiple additional cars, an RV, or guests. This unique parcel is located at the end of a cul-de-sac with little through traffic; it is just off the coveted Rodeo Drive neighborhood, close to shopping, transportation and the Village of AG. The location, views, public utilities and creative building opportunity are unique inside the city limit, especially at this price point.

Built in 1992

Essential Information

MLS® #	PI24247180
Price	\$1,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,586
Acres	0.60
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mary McNally
Listing Office	Peterson Team Realty

Community Information

Address	441 Emerald Bay Drive
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Parking Spaces	3
Parking	Garage
# of Garages	3
Garages	Garage
View	Coastline, Ocean, Panoramic
Pool	None

Exterior

Lot Description	Cul-De-Sac, Ranch, TwoToFiveUnitsAcre
Windows	Double Pane Windows
Roof	Spanish Tile

Interior

Interior	Carpet, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Multiple Primary Suites, Workshop
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	December 13th, 2024
Days on Market	17
Zoning	PD
Short Sale	N
RE / Bank Owned	N

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