

\$1,995,000 - 139 Country Hills Lane, Arroyo Grande

MLS® #PI24249262

\$1,995,000

4 Bedroom, 5.00 Bathroom, 4,358 sqft
Residential on 2 Acres

East of 101(500), Arroyo Grande,

Nestled in a sought-after neighborhood in East Arroyo Grande, this stunning ocean view property is a blend of timeless elegance, modern comfort, and thoughtful design.

Perched on a 2.07 acre parcel, the main residence boasts 3 bedrooms and 4 bathrooms with the detached shop housing an additional 1 bedroom, 1 bathroom guest quarters. The main floor primary bedroom features vaulted ceilings, large walk-in closet and upgraded en-suite. Both luxurious and accessible, the walk-in shower is beautifully tiled and complimented by the jetted spa tub. The spacious kitchen features granite countertops and flows seamlessly into the family room, catering to both cooking and entertaining. The main floor also includes an extra-large laundry/utility room with abundant storage and newer wide-plank laminate flooring throughout. Upstairs, a secondary suite offers a walk-in closet and private bathroom with access to an additional room for storage. A beautiful oak-paneled office, complete with a closet and safe, offers sophistication and flexibility to serve as an additional bedroom if needed. The game room is ideal for entertaining, featuring a large flat screen TV and a dry bar that provides the perfect setting for hosting friends and family. As you walk through the home, youâ€™re met with thoughtful upgrades such as a central vacuum system, instant hot water, a whole-house water filtration system, uplighting, under cabinet lighting and wired speakers



throughout. Step outside to breathtaking ocean and valley views, an expansive Italian-tiled deck, and a beautifully landscaped backyard featuring a fireplace, fountain, outdoor kitchen, mature oak trees, playhouse, and fruit trees. In addition to the attached 3-car garage, youâ€™ll find the detached shop offers ample storage. Directly adjacent to the shop is covered RV parking complete with 30-amp hookups. Come see what this exceptional home and welcoming neighborhood have to offer!

Built in 1994

Essential Information

MLS® #	PI24249262
Price	\$1,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	2
Half Baths	1
Square Footage	4,358
Acres	2.07
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Hannah Franklin
Listing Office	Modern Broker

Community Information

Address	139 Country Hills Lane
Area	ARRG - Arroyo Grande
Subdivision	East of 101(500)
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Utilities	Cable Available, Electricity Connected, Phone Connected, Water Connected, Cable Connected, Electricity Available, Phone Available, Propane
Parking Spaces	3
Parking	Driveway, Garage, Driveway Down Slope From Street, Private, RV Access/Parking, RV Covered, RV Hook-Ups, Workshop in Garage
# of Garages	3
Garages	Driveway, Garage, Driveway Down Slope From Street, Private, RV Access/Parking, RV Covered, RV Hook-Ups, Workshop in Garage
View	Ocean, Valley
Pool	None
Security	Carbon Monoxide Detector(s), Prewired

Exterior

Exterior Features	Barbecue, Lighting, Awning(s)
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Sloped Down, Landscaped, Lot Over 40000 Sqft, TwoToFiveUnitsAcre
Windows	Double Pane Windows
Roof	Tile
Foundation	Raised

Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Living Room Deck Attached, Pantry, Recessed Lighting, Tile Counters, Bar, Attic, Main Level Primary, Built-in Features, Central Vacuum, Crown Molding, Dry Bar, Instant Hot Water, Multiple Primary Suites, Storage, Wired for Sound
Appliances	Built-In Range, Dishwasher, Electric Oven, Disposal, Microwave, Propane Water Heater, Refrigerator, Water To Refrigerator, Dryer, Washer, Barbecue, Exhaust Fan, Propane Range, Trash Compactor, Water Purifier
Heating	Forced Air, Fireplace(s), Propane
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Dining Room, Outside, Propane, See Through
# of Stories	2
Stories	Two

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	November 24th, 2024
Days on Market	9
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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