

\$1,299,000 - 564 Matilija Lane, Arroyo Grande

MLS® #PI25017039

\$1,299,000

3 Bedroom, 2.00 Bathroom, 1,984 sqft
Residential on 2 Acres

N/A, Arroyo Grande,

This property is a private sanctuary located in Arroyo Grande, atop the Coastal Mesa. This beautifully updated single-level home sits on 2.3 acres in a serene country neighborhood, offering the perfect blend of modern convenience and rural living. With 1,984 square feet of thoughtfully designed space, featuring 3 bedrooms and 2 baths, this home is ideal for those seeking a peaceful retreat with ample room for both family living and entertaining. Inside, the home features light and airy living spaces that create a warm and inviting atmosphere. With two separate living rooms, there's plenty of room for relaxation and entertainment, whether you're enjoying a cozy evening by the wood-burning fireplace or hosting guests. The heart of the home boasts a stunning, recently updated kitchen equipped with high-end Kitchenaid appliances, timeless cabinetry, and modern finishes. The spacious layout includes ample storage and counter space, perfect for meal prep. The home showcases beautifully updated flooring throughout the living/dining areas, kitchen, and laundry room, adding both style and durability. The primary bedroom serves as a spacious private retreat, with an en-suite bathroom, walk-in closet, and a sliding door that opens to the yard just outside. The two additional bedrooms provide flexibility for family, guests, or a home office. Both bathrooms have been updated with stylish fixtures and finishes, ensuring both comfort and functionality. This property includes a picturesque 1,475 sqft



custom-built barn with a spacious loft, perfect for storage or additional living space, with the potential to be converted into an ADU. Whether you're housing animals, storing equipment, or creating a workshop, this barn is a standout feature. Horse lovers will appreciate the covered horse stalls and fenced pasture, providing a safe and convenient area for your animals. Enjoy fresh fruit from a variety of fruit trees on your property. A water well with a 2,500-gallon storage tank ensures a reliable water source for the home, garden, and animals, offering both sustainability and peace of mind. The property also operates on a recently serviced septic system and a 300-gallon propane tank. Located in a tranquil setting, this home provides the perfect opportunity for those seeking space, privacy, and a connection to nature. Whether you enjoy gardening, raising animals, or simply relaxing in your peaceful surroundings, this property has it all.

Built in 1980

Essential Information

MLS® #	PI25017039
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,984
Acres	2.31
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Erik O'sullivan
Listing Office	RE/MAX Success

Community Information

Address	564 Matilija Lane
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Parking Spaces	2
# of Garages	2
View	Pasture, Orchard, Trees/Woods
Pool	None

Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Front Yard, Horse Property, Lawn, Landscaped, Gentle Sloping, Pasture, TwoToFiveUnitsAcre
Roof	Composition
Construction	Copper Plumbing

Interior

Interior	Carpet, Laminate, Wood
Interior Features	Granite Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Gas Range, Tankless Water Heater
Heating	Electric, Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Blower Fan, Masonry
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
----------	-------------------

Additional Information

Date Listed	January 23rd, 2025
Days on Market	4
Zoning	RS

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of January 13th, 2026 at 1:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.