

# \$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
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## Additional Information

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

Short Sale N  
RE / Bank Owned N

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