

# **\$1,199,000 - 2238 Kittiwake Street, Arroyo Grande**

MLS® #PI25027741

**\$1,199,000**

3 Bedroom, 4.00 Bathroom, 2,354 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

All this home needs is you! Recently updated, this 3 bedroom, 4 bathroom single level home is set on a picturesque corner lot in Cypress Ridge. Some of the recent upgrades and additions include a smart irrigation system, extra quiet garage door opener, contemporary light fixtures, fresh interior paint, 5-inch baseboards and plush carpet throughout.

Home layout features an open concept main living area with kitchen separated from the family room by a generous kitchen island with plenty of seating. Need extra space for your guests? This model includes an attached casita format for the 3rd bedroom with its own seating/living room area and private exterior entrance. Floorplan also showcases an en suite bathroom with every bedroom, with a powder room accessible from the main living area. Additional features include a stone fireplace in the family room, wet bar in the 3rd bedroom casita, extra-large step-in pantry in the kitchen and sizeable walk-in closet in the primary bedroom. The charm of this home extends from inside to outside, with plenty of space to create your outdoor oasis. Framed by grand Cypress trees, the backyard features a patio, with electrical hookups on additional concrete slab, ideal for adding a hot tub.

Energy consumption is not an issue, thanks to the solar energy system that is part of this property. Living in the gated golf course community of Cypress Ridge provides extra privacy and security, with a staffed guardhouse at the front gate. Community



CRMLS

amenities also include multiple parks and walking paths, all for the low HOA of \$138/month. Get ready to call 2238 Kittiwake Street home!

Built in 2002

## Essential Information

MLS® #	PI25027741
Price	\$1,199,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	2,354
Acres	0.26
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alison Andrea
Listing Office	Andrea and Company Real Estate

## Community Information

Address	2238 Kittiwake Street
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Amenities	Maintenance Grounds, Picnic Area, Guard, Outdoor Cooking Area, Playground
Utilities	Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Trees/Woods

Pool	None
Security	Gated with Guard, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Landscaped, Corner Lot, Sprinkler System
Windows	Blinds
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Walk-In Closet(s), Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Water Heater, Built-In Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	January 13th, 2025
Days on Market	57
Short Sale	N
RE / Bank Owned	N

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