

# \$1,775,000 - 622 Via Belmonte Court, Arroyo Grande

MLS® #PI25032299

**\$1,775,000**

4 Bedroom, 3.00 Bathroom, 3,071 sqft

Residential on 0 Acres

Vista Del Mar, Arroyo Grande,

Coastal Exquisite Retreat in Vista Del Mar. Discover an extraordinary blend of luxury, sophistication, and breathtaking panoramic views in this meticulously maintained single-story residence. Situated in the exclusive Vista Del Mar community—an enclave of just 38 custom homes, a luxury subdivision—this elegant 4-bedroom + den/office, 3-bathroom home offers an unparalleled living experience with its serene surroundings and refined architectural design. Upon entry, vaulted ceilings and an abundance of natural light create an airy, grand ambiance, enhancing the home's seamless indoor-outdoor flow. The gourmet kitchen is a chef's dream, featuring granite countertops, a spacious center island with breakfast bar, a walk-in pantry, and premium appliances—all perfectly positioned to overlook the spectacular backyard, making it ideal for both everyday comfort and effortless entertaining.

The primary retreat is a true sanctuary, offering a spacious walk-in closet and a spa-like en suite bathroom complete with a separate shower, a luxurious soaking tub, and dual sinks—the perfect place to unwind in complete comfort and elegance.

Outside is the private resort-style oasis, where an expansive patio awaits with a built-in **BBQ** plumbed with natural gas, outdoor heaters, and remote sunscreens, and a built-in dog run perfect for the four-legged family members—This backyard ensuring



year-round enjoyment of the stunning Central Coast climate.

This distinguished home is adorned with wood floors, new plush carpeting, custom Hunter Douglas window treatments, surround sound, CAT5 wiring, a security system, and tubular skylights, all thoughtfully curated by the original owners over the years. The split floorplan offers a private retreat, balancing openness with intimate spaces for tranquility and relaxation.

Perfectly positioned just minutes from the charming Village of Arroyo Grande, award-winning wineries, premier shopping, and the stunning shores of Pismo and Avila Beach, this home offers the epitome of coastal luxury living with effortless access to Highway 101.

An exceptional opportunity awaits—don't miss your chance to own this Vista Del Mar masterpiece!

Built in 2003

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | PI25032299              |
| Price          | \$1,775,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 3,071                   |
| Acres          | 0.46                    |
| Year Built     | 2003                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Mark Mckay              |
| Listing Office | LPT Realty, Inc.        |

## Community Information

Address                    622 Via Belmonte Court

|             |                      |
|-------------|----------------------|
| Area        | ARRG - Arroyo Grande |
| Subdivision | Vista Del Mar        |
| City        | Arroyo Grande        |
| County      | San Luis Obispo      |
| Zip Code    | 93420                |

## Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Call for Rules     |
| Parking Spaces | 3                  |
| # of Garages   | 3                  |
| View           | City Lights, Ocean |
| Pool           | None               |

## Exterior

|                 |           |
|-----------------|-----------|
| Lot Description | Back Yard |
|-----------------|-----------|

## Interior

|                   |  |
|-------------------|--|
| Interior          | Wood   |
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Tile Counters, Primary Suite, Granite Counters, Wired for Sound |
| Appliances        | Double Oven, Microwave   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| Fireplaces        | Family Room, Living Room   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

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

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | February 2nd, 2025 |
| Days on Market  | 6                  |
| Zoning          | RH                 |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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