

\$1,189,000 - 2301 Sanderling Court, Arroyo Grande

MLS® #PI25104718

\$1,189,000

3 Bedroom, 4.00 Bathroom, 2,239 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Lakefront living in your own botanical oasis! This 3 bedroom, 3.5 bathroom craftsman home makes single level living possible with the primary bedroom downstairs and beautiful views out every window. Situated on a corner lot, this home includes an extra-large fully fenced yard with an abundance of native California plantings that make this property stand out for its stunning floral display. An open layout design complimented with large windows, plenty of wood accents and family room fireplace, give this home a warm and inviting charm. Enjoy your morning coffee or tea on your patio taking in the lakefront view and the abundance of sight and sounds of the local wildlife that also call this home. Upstairs you will find 2 bedrooms and 2 bathrooms, along with a balcony overlooking the scenes of the lake also. Additional features of this home include an owned solar system, recently updated stainless steel appliances, expansive kitchen island, as well as a 2-car garage plus golf cart garage. Living in Cypress Ridge comes with many benefits, including having a beautiful golf course just steps away, multiple parks, and of course the security of being a gated community complete with staffed guard house. All for the low HOA of \$138/month. Welcome to 2301 Sanderling Court!



Built in 2008

Essential Information

MLS® #	PI25104718
Price	\$1,189,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	2,239
Acres	0.28
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Alison Andrea
Listing Office	Andrea and Company Real Estate

Community Information

Address	2301 Sanderling Court
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Amenities	Maintenance Grounds, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Guard
Utilities	Electricity Connected, Phone Connected, Sewer Connected
Parking Spaces	3
Parking	Garage, Golf Cart Garage
# of Garages	3
Garages	Garage, Golf Cart Garage
View	Lake, Trees/Woods
Waterfront	Lake Front
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Gated with Guard

Exterior

Lot Description	Corner Lot, Landscaped, Sprinkler System
Windows	Jalousie
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Short Sale	N
RE / Bank Owned	N

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