

\$2,150,000 - 2064 Westhampton Drive, Arroyo Grande

MLS® #PI25113745

\$2,150,000

4 Bedroom, 5.00 Bathroom, 3,212 sqft
Residential on 2 Acres

N/A, Arroyo Grande,

Welcome to this stunning, newly built modern farmhouse, perfectly situated on a quiet, up-and-coming street surrounded by new construction on the Arroyo Grande Mesa. Thoughtfully designed and masterfully crafted by Robbie Melero of Hunstad Homes, this home blends luxury, functionality, and the charm of country livingâ€”delivering the quintessential Central Coast lifestyle.

Step inside to soaring 10-foot vaulted ceilings and an open-concept floor plan centered around a chefâ€™s dream kitchen. Custom white oak cabinetry, dual islands, a 48â€• cooktop with double ovens, oversized refrigerator and freezer, mixer lift, dual sinks, RO water system, expansive pantry, and abundant storage make this kitchen ideal for entertaining and everyday living.

The kitchen flows seamlessly into the spacious great room, where 16-foot-wide PellaÂ® sliding glass doors open to a large covered patioâ€”perfect for indoor-outdoor living. The beautifully landscaped, fenced backyard is designed for entertaining, featuring a built-in BBQ area with gas grill, oak pit BBQ, and beverage fridge. Enjoy six raised garden beds, an outdoor shower, RV parking, and room to expand on the 2.31+- acre lot with space for an ADU, barn, or shop. Fresh citrus from your own lemon, lime, and orange trees adds a sweet finishing touch.



The expansive primary suite is a true retreat, featuring a cozy fireplace, soaking tub, spa-like finishes, a large walk-in closet, and dedicated makeup vanity. Three additional bedrooms each include their own ensuite bath—ideal for guests or multi-generational living. A flexible bonus room off the entry offers space for a home office, playroom, formal dining room, or fifth bedroom.

Designed with everyday convenience in mind, the home also includes a well-equipped mudroom off the 4-car garage, a spacious laundry room with two sets of stacked washers and dryers, and 180 sq ft of attic storage with pull-down ladder access. Additional upgrades include fully owned solar, multi-zone heating and cooling, built-in garage cabinetry, and an additional outdoor shower.

This one-of-a-kind property offers elevated design and modern comfort in a peaceful, fast-growing neighborhood—just minutes from beaches, wineries, and everything the Central Coast has to offer.

Built in 2023

Essential Information

MLS® #	PI25113745
Price	\$2,150,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,212
Acres	2.32
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Cayse Hunstad Melero
Listing Office	Hunstad Realty

Community Information

Address	2064 Westhampton Drive
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Parking Spaces	4
# of Garages	4
View	Ocean, Peek-A-Boo
Pool	None

Exterior

Lot Description	TwoToFiveUnitsAcre
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Interior

Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, All Bedrooms Down, Walk-In Pantry, Walk-In Closet(s), Attic, Granite Counters, Pull Down Attic Stairs, Utility Room
Appliances	Barbecue, Dishwasher, Ice Maker, Microwave, Range Hood, Water To Refrigerator, Dryer, Washer, Double Oven, Freezer, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater, Water Purifier
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	One

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	May 22nd, 2025
Days on Market	38

Zoning	RR
Short Sale	N
RE / Bank Owned	N

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