

# **\$1,575,000 - 313 Myrtle Drive, Arroyo Grande**

MLS® #PI25116853

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## **\$1,575,000**

3 Bedroom, 3.00 Bathroom, 2,253 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Set on one of the largest lots in the desirable Cherry Creek Estates, this gorgeous single-level 3-bedroom, 2.5-bath home offers exceptional privacy, modern comforts, and timeless charm in a coveted Village of Arroyo Grande location. Meticulously maintained and move-in ready, the home features fresh exterior and interior paint, new luxury vinyl plank flooring, 10-foot ceilings, and Andersen casement windows throughout. The chef's kitchen is a standout with soft-close maple cabinetry, a breakfast nook, walk-in pantry, and convenient access to the laundry room and half bath. The spacious living room centers around a gas fireplace and connects to a formal dining area, ideal for gatherings. The enormous primary suite includes sliding door access to the backyard, dual walk-in closets, and a spa-inspired bathroom with a soaking tub, new shower and surround, and dual sinks. Two guest bedrooms offer thoughtful details—one with access to a private patio, and another featuring a built-in maple murphy bed. The expansive backyard is a highlight, with mature landscaping, citrus trees, and a covered patio perfect for outdoor dining and entertaining. A fenced dog run is tucked along the side yard for added convenience. This home also offers an oversized 3-car side-entry garage, central air conditioning, a water softener, and a reverse osmosis system. All appliances and mounted TVs are included, and there's even a sink and beverage fridge conveniently located in



the guest bedroom wing. Enjoy the best of Village living, with restaurants, parks, and everyday amenities just minutes from your doorstep. This is a rare opportunity to own a turnkey home in one of Arroyo Grande’s most sought-after neighborhoods.

Built in 2014

**Essential Information**

MLS® #	PI25116853
Price	\$1,575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,253
Acres	0.24
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kim San Jule
Listing Office	Richardson Sotheby's International Realty

**Community Information**

Address	313 Myrtle Drive
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

**Amenities**

Amenities	Management
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Driveway, Garage, Garage Faces Side

# of Garages	3
Garages	Door-Multi, Driveway, Garage, Garage Faces Side
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Cement Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Level
Windows	Casement Window(s)
Roof	Composition
Construction	Cement Siding
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s), High Ceilings, Stone Counters
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Refrigerator, Water Softener
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
High	Arroyo Grande

## Additional Information

Date Listed	March 27th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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