

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

MLS® #PI25116853

\$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 chefâ€™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 detailsâ€“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 thereâ€™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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