

# **\$1,600,000 - 822 Noddy Court, Arroyo Grande**

MLS® #PI25153073

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**\$1,600,000**

3 Bedroom, 4.00 Bathroom, 3,195 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Welcome to 822 Noddy Court, a beautifully designed 3-bedroom, 3.5-bathroom custom home located in the prestigious, Cypress Ridge Golf Course community. This 3,195 sq ft single-level residence offers an ideal blend of luxury, comfort, and coastal charm—with distant ocean views from the backyard.

Designed for both everyday living and effortless entertaining, the spacious floor plan features large windows, high ceilings, and skylight that flood the home with natural light. A dedicated office with rich wood built-ins provides the perfect space to work from home or enjoy a private retreat.

The kitchen is equipped with granite countertops, a center island, dual sinks, a walk-in pantry, and a wine refrigerator—with plenty of counter space for the home chef. Recent upgrades include new carpeting and updated light fixtures throughout, adding to the home's fresh, move-in-ready appeal.

The oversized primary bedroom is a true sanctuary, offering a generous walk-in closet and large en suite bath. A well-appointed secondary bedroom with its own en suite bath is thoughtfully positioned on the opposite side of the home, providing comfort and privacy for guests or family members.

Step outside to your peaceful backyard patio and enjoy the coastal breeze, mature landscaping, and distant views of the ocean—an ideal setting for relaxing or entertaining. Located in a well-maintained community, with multiple parks, and of course



a golf course just steps away. Also enjoy the security of living in the gated community of Cypress Ridge with staffed guardhouse, along with multiple parks, all for the low HOA of \$138/month. Experience the best of Central Coast living at 822 Noddy Court.

Built in 2001

**Essential Information**

MLS® #	PI25153073
Price	\$1,600,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	3,195
Acres	0.34
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Alison Andrea
Listing Office	Andrea and Company Real Estate

**Community Information**

Address	822 Noddy Court
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

**Amenities**

Amenities	Maintenance Grounds, Picnic Area, Guard, Outdoor Cooking Area, Playground, Security
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces	3
Parking	Garage
# of Garages	3
Garages	Garage
View	Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Gated with Guard

## Exterior

Lot Description	Back Yard, Lawn, Landscaped, Sprinkler System, Yard
Windows	Blinds, Skylight(s)
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s), Central Vacuum, Main Level Primary, Walk-In Pantry
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood, Water To Refrigerator, Water Heater
Heating	Forced Air
Cooling	None
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 30th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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