

\$739,000 - 422 Highland Drive, Santa Maria

MLS® #PI25159070

\$739,000

4 Bedroom, 2.00 Bathroom, 1,655 sqft

Residential on 0 Acres

N/A, Santa Maria,

Welcome to 422 Highland Drive in the heart of highly desirable Orcutt, where charm, space, and potential converge. This beautifully maintained 4-bedroom, 2-bath single-level home offers an impressive 1,655 ft of thoughtfully designed living space (with an additional 379 square foot conditioned sunroom) on a generous 8,200 sq ft lot.

Step inside and feel instantly at home in the expansive step-down living room featuring wood beam ceilings and a wood-burning fireplace with a striking stone surround—perfect for cozy evenings or hosting loved ones. The kitchen offers classic charm with Corian countertops, two-tone cabinetry, and a small pantry, flowing naturally into the dining area and out to a light-filled sunroom with new carpet and heating—an ideal spot to soak up the sunshine and enjoy hillside views from the elevated backyard.

The south-facing backyard is a blank canvas, ready for your vision of an outdoor oasis.

Enjoy stunning panoramic views of the surrounding Orcutt hillsides and mountains, where you can take in beautiful sunrises to the east and colorful sunsets to the west—all from the comfort of your own private space.

Down the hall, you'll find two secondary bedrooms, one with French doors and the other with vintage wallpaper, mirrored closet doors, and built-in lighting. The hall bath includes a large vanity, tile countertops, a separate shower and tub, and a solar tube for soft, natural light.



The massive primary suite is a true retreatâ€”extended with permits to include an additional 144 sq ft. It features a spacious walk-in closet, en-suite bath with walk-in shower, and a bonus space with its own access pointâ€”perfect for a home office, nursery, sitting area, or even a potential 5th bedroom with the addition of a door.

The front yard offers mostly drought-tolerant landscaping for easy upkeep, accented by vibrant hydrangea blooms that add a cheerful pop of color and enhance the curb appeal.

Additional perks include a 2-car garage, two versatile sunrooms, and a quiet location near top-rated Orcutt schools, beautiful parks, hiking trails, local wineries, and the charming Old Town Orcutt district with restaurants, shops, and community events. Plus, with easy access to Highway 101, you're just minutes from Santa Maria and a quick drive to the Central Coast's stunning beaches.

Donâ€™t miss this special opportunity to own a spacious, flexible home in one of Orcuttâ€™s most sought-after neighborhoods!

Built in 1976

Essential Information

MLS® #	PI25159070
Price	\$739,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,655
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shannon Bowdery
Listing Office	Keller Williams Realty Central Coast

Community Information

Address	422 Highland Drive
Area	OREA - SM/Orcutt East
Subdivision	N/A
City	Santa Maria
County	Santa Barbara
Zip Code	93455

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Garage Faces Front, On Street
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Faces Front, On Street
View	Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Landscaped
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Interior

Interior	Carpet, Laminate, Tile, Vinyl
Interior Features	Separate/Formal Dining Room, Solid Surface Counters, Primary Suite, Beamed Ceilings, Built-in Features, Pantry, Tile Counters
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

School Information

District	Santa Maria Joint Union
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Additional Information

Date Listed	July 9th, 2025
Days on Market	30
Zoning	7-R-1

Short Sale N
RE / Bank Owned N

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