

# \$1,360,000 - 2385 Brant Street, Arroyo Grande

MLS® #PI25168573

---

## \$1,360,000

3 Bedroom, 3.00 Bathroom, 2,593 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Beautifully appointed single-level home in the gated community of Cypress Ridge. Luxury vinyl plank flooring throughout; interior has recently been painted. Southwest back yard exposure with elevated views of the golf course and a peek of the ocean. Three bedrooms plus office; 2-1/2 baths; living and family room open floor plan; plantation shutters, ceiling fans, solar, security system; gourmet kitchen with double ovens, 5-burner stovetop, and three fireplaces. Previous owner had a green thumb and was an avid gardener; raised garden beds with drip lines; 3-car garage. Low HOA fees of \$138/month. Termite clearance on record; home inspection report available; some repairs have been made. Please see supplements. Don't wait to call your Agent or this gem will be gone!



Built in 2001

## Essential Information

MLS® #	PI25168573
Price	\$1,360,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,593
Acres	0.23
Year Built	2001

Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Patricia Okura
Listing Office	Palo Mesa Realty

## Community Information

Address	2385 Brant Street
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Amenities	Meeting Room, Management, Outdoor Cooking Area, Picnic Area, Playground, Guard
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Driveway Down Slope From Street
# of Garages	3
Garages	Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Driveway Down Slope From Street
View	Golf Course
Pool	None
Security	Prewired, Security System, Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Sloped Down, Front Yard, Greenbelt, Near Park, On Golf Course, Sprinkler System
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens
Roof	Concrete, Tile
Construction	Stucco

Foundation	Slab
------------	------

## Interior

Interior	Vinyl
----------	-------

Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
-------------------	--

Appliances	Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Water Heater
------------	--

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

Fireplaces	Family Room, Living Room, Primary Bedroom
------------	---

# of Stories	1
--------------	---

Stories	One
---------	-----

## School Information

District	Lucia Mar Unified
----------	-------------------

Middle	Paulding
--------	----------

High	Nipomo
------	--------

## Additional Information

Date Listed	August 5th, 2025
-------------	------------------

Days on Market	18
----------------	----

Zoning	RS
--------	----

Short Sale	N
------------	---

RE / Bank Owned	N
-----------------	---

Based on information from California Regional Multiple Listing Service, Inc. as of January 21st, 2026 at 1:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.